

anglo
OFFICE PARK

CLARENCE ROAD | SPEEDWELL | BRISTOL BS15 1NT

Freehold Office Investment
For Sale
Units 1 and 2



Atisreal

A BNP PARIBAS company



LOCATION

Anglo Office Park is situated on north side of Clarence Road, in the East Bristol suburb of Speedwell. Junction 2 of the M32 is less than two miles to the west, which in turn leads to the M4. Anglo Office Park is also a short distance from the A420, which provides access to the City Centre, approximately three miles to the west.

The property is situated in a prominent position at the entrance to the business park. The development comprises 7 self-contained office buildings enjoying views over open fields from the rear. The office park is part of a larger landscaped mixed-use development with a range of local amenities close by.

DESCRIPTION

The property comprises a self-contained, high specification office building that was completed in June 2006. The building is of a modern construction set within an established quality business park environment. The offices have been fitted out to a high standard and benefit from:

- ▶ Raised floors
- ▶ Suspended ceilings
- ▶ Gas fired central heating
- ▶ Double glazed aluminium windows
- ▶ Excellent natural light

TENURE

Freehold

TENANCY/ACCOMMODATION

Floor	Tenant	Start Date	Lease Length	Expiry / (Break Option)	Sq m	Sq ft	Current Rent £ per annum	Covenant Strength 05
Ground Floor	Elyo Services Ltd	Sept 2007	10 yrs	Aug 2017 (Sept 2012)	209.89	2,174	£28,275	D&B Rating N 2 Turnover £1.21m Net Profit £2.1m
First Floor	Edmundson Electrical Ltd	Oct 2006	15 yrs	Oct 2021 (Oct 2016)	209.89	2,174	£32,535	D&B Rating 5A 1 Turnover £692m Net Profit £2.1m
TOTAL					419.78	4,348	£60,550	

VAT

We understand that VAT will be payable on the purchase price.

PROPOSAL

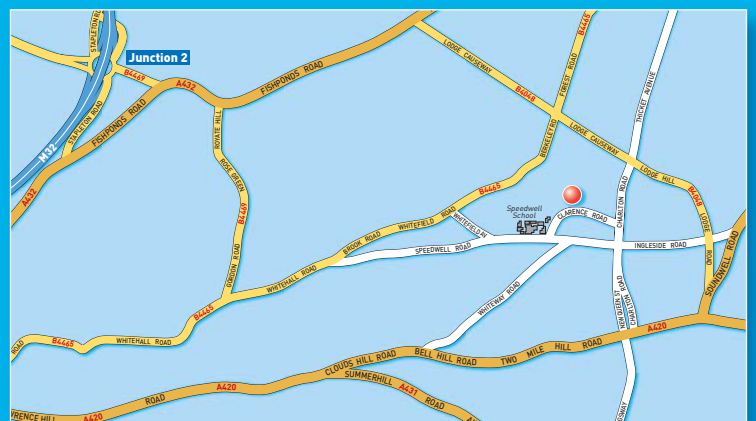
Offers are invited in the excess of £800,000 (eight hundred thousand pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of 7.2%.

CONTACT

Should you require any additional information, please contact:

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