

SMALL OFFICE REGISTER APPROX 150ft² - 2,000ft² (14m²-186m²) NOVEMBER 2009



USING THIS REGISTER

The Alder King Small Office Register covers Bristol and the surrounding areas for office accommodation between 100ft² and 2,000ft² (9m-186m²). It is designed to give potential office users a wide range of offices from which to choose, with differing rents and quality of office space. All figures quoted are exclusive of VAT.

Serviced offices are an option open to new office users, which offers a complete office service, which would appeal to many potential occupiers. A more detailed description of serviced offices is over the page. The main bulk of the properties on offer are in the remainder of this register and are un-serviced.

The properties are listed according to size, rents given on a yearly basis and then the properties are described briefly. As a general rule each person needs about 100 sq ft to 150 sq ft of space within an office depending on the balance of individual rooms, open plan areas, reception and meeting facilities.

For full details of any of the properties listed please telephone **Catherine Collis** or **Thomas Dugay** of the Office Agency Department, Alder King.

Tel: 0117 317 1000.

Full details can then be sent to you or a viewing arranged.

SERVICED OFFICE ACCOMMODATION

Serviced office accommodation can also be offered in addition to those properties listed within this register. It offers an attractive alternative to traditional letting of office space. These offices have many facilities and amenities available, require no long-term commitment and avoid expensive solicitor's fees.

The rooms and suites are in all sizes, come with office furniture and secretarial and receptionist services are available. To obtain occupation there is no need to go through solicitors, as the offices are instantly available having left a deposit. They are available at varying lengths of lease and can be moved out of without having to worry about an un-used and expensive lease responsibility.

Serviced offices would appear to someone who needs to start work immediately while looking for more permanent accommodation, or to a business that does not want to commit themselves to a long lease. A small business, which has a variable workload and needs to employ staff, can easily expand into an office for a short period to cope with excess demand without worrying about more solicitors fees and extra staff recruitment costs.

By sharing resources companies do not have the financial burden and commitment of recruitment, salaries, investment in technology and the space to accommodate these facilities, whilst having to hand the facilities and expertise normally associated with large corporate offices.

The concept of Serviced Offices or the Business Centre is now widely known and accepted by companies from all sectors of the business community as a service, which can respond immediately to fluctuations in business requirements.

Serviced office accommodation is available in Bristol City Centre and at Aztec West in North Bristol.

Within these centres, offices from 100 sq ft (9m²) (a one-person office) are available for immediate occupation for periods of one or two months upwards. Although traditionally seen as temporary accommodation many companies find the arrangement works well and stay for longer periods.

For further details or enquiries please contact Alder King

OFFICES TO LET

Smart Suite, Serviced Offices @ Vantage Court
152ft²(14m²) - 609ft²(56.6m²) net approx
Rent on application

Located at this recently completed North Bristol office park, these fully furnished offices benefits from the latest IT & Telecoms, access to break out areas and impressive meeting rooms, all at cost effective and flexible terms.

Maxet House, 28 Baldwin Street, Bristol
160ft²(14.9m²) – 860ft² (80m²) net approx
Rent on application

This recently refurbished centrally located open plan office accommodation benefits from passenger lift, suspended ceilings, comfort cooling, perimeter trunking together with shared kitchenette / W.C. facilities. On site car parking is available by separate licence.

The accommodation is suitable to suit requirements from 160 sq ft (14.9 sq m) upwards by way of a flexible licence agreement or alternatively on a traditional lease basis for a term to be agreed.

Ivy Court, Nailsea
612ft² (57m²) net approx
Rent on application

Situated in a prominent high street location, this modern open plan first floor office accommodation is accessed via a communal entrance and benefits from double glazed windows, suspended ceilings and carpeting. Car parking is available by separate licence.

The accommodation is offered by way of a flexible new full repairing and insuring lease for a term of years to be agreed.

Rivermead Court, Clevedon
614-4,347ft² (57-404m²)
Rent on application

These ground floor suites have recently been divided in smaller sizes ranging from 780 – 4,347ft² (57 – 404m²) net approx. The suites are available by way of a new flexible full repairing and insuring service charge lease for a term of years to be agreed and benefit from comfort cooling, on site allocated car parking spaces and WC and shower facilities.

Unit 1.16, The Paintworks, Bath Road, Bristol
617ft² (57.32m²) - 1,620ft² (150.50m²) net approx
Rent on application

Located within Bristol' new creative quarter, this accommodation benefits from a mixture of open plan space on the ground and first floors and individual meeting rooms / offices of the second floor. The accommodation further benefits from 2 onsite car parking space, underfloor heating and has been fitted out to a high specification.

Weir House, Whitby Road, St Philips
693ft² (64m²) – 4,745ft² (441m²) net approx
Flexible terms
Rent from £5.00 per ft² (£53.82 per sq m²)

The available offices are of an open plan design and have recently been refurbished to include new carpets, new suspended ceiling incorporating Category II lighting, perimeter trunking and newly painted walls. 8 on-site car parking spaces are also available.

174 Cheltenham Road, Bristol
709ft² (66m²) - 2,704ft² (251m²) net approx
Rent: £14.50 per ft² (£156.00 per m²) per annum exclusive

This recently refurbished self-contained office building is arranged over lower ground, ground, first and second floors. The building is available by way of a new full repairing and insuring lease as a whole and benefits from 10 secure on-site car parking spaces. Consideration will be given to the disposal of the lower ground floor in isolation.

Unit 3.10 Paintworks, Bath Road, Brislington
733ft² (68m²) net approx
Rent: £12,000 per annum exclusive

This ground floor detached building benefits from 1 allocated on site car parking space and is available for a term of years to be agreed.

The quoting rent is £12,000 per annum exclusive.

104 – 107 Redcliff Street, Bristol
758ft² (70.4m²) – 1,955ft² (182m²) net approx
Rent: £8.50 per ft² (£91.49 per m²)

This opportunity is well located alongside the floating harbour at the centre of Bristol's commercial and financial district. This ground and first floor accommodation benefits from prominent frontage onto Redcliff Street and benefits from security shutters, double door entry, carpet tiles, gas fired central heating, part electric panel heating, fluorescent strip lighting, kitchen and WC facilities. Parking is available by separate licence.

The accommodation is available as a whole or on a floor by floor basis by way of a full repairing and insuring service charge lease for a term of years to be agreed.

St Lawrence House, Broad Street, Bristol
806ft² (75m²) – 9,859ft² (916.8m²) net approx
Rent: £10.00 per ft² (£107.64 per m²)

This recently refurbished office building is conveniently located on Broad Street, within the City Centre and is a short walk from a variety of shops, bars and local amenities. The accommodation further benefits from a fully manned commissionaire, fully raised floors, air conditioning, suspended ceilings incorporating LG7 lighting system, shower facilities and on site allocated car parking spaces.

The accommodation is available by way of a new fully repairing and insuring service charge lease for a term of years to be agreed at a quoting rent of £10.00 per sq ft per annum exclusive.

Unit 5.15 Paintworks, Bath Road, Brislington
852ft² (79.2m²) net approx
Price: £225,000

Unit 5.15 is located at ground floor with a mezzanine level accessed via a spiral staircase. The accommodation benefits from one on-site car parking space, kitchen and WC facilities and secure wooden roller shutter doors.

Unit 2.5 Paintworks, Bath Road Brislington
871ft² (81m²) net approx
Rent: £13,500
Price: £195,000

Located at ground floor with a mezzanine level accessed via a spiral staircase, this studio office accommodation benefits from one on site car parking space, kitchen, WC facility and secure wooden roller shutter doors.

Available on a long leasehold basis or on a leasehold basis for a term of years to be agreed.

Crescent Office Park, Bath
1,000ft² (93m²) – 51,250ft² (4,762m²) net approx
£19.50 per ft² (£210 per m²) exclusive – leasehold
£250.00 per ft² (£2,691 per m²) exclusive – freehold

The available accommodation benefits from raised floors, suspended ceilings, gas fired central heating and onsite car parking.

Harbour Crescent, Gordano Gate, Portishead
1,029ft² (95.7m²) – 3,989ft² (371m²) net approx
£17.50 per ft² (£188.37 per m²) exclusive

This development of which Units 3 and 4 having already been let. The remaining 2 buildings are arranged over 2 floors and benefit from brick elevations, fully accessible raised floors, gas fired central heating, suspended ceiling incorporating Cat II lighting and male/female and disabled W.C facilities.

The buildings are available as a whole or on a floor by floor basis by way of a new full repairing and insuring lease for a term of years to be agreed, consideration will also be given to freehold disposals.

77 West Street, Bedminster
1,035ft² (96.3m²) net approx
£14.50 per ft² (£156.00 per m²) exclusive – leasehold

This high quality new office accommodation is located at third floor level. The building benefits from a passenger lift, carpet tiles throughout, ceiling mounted comfort cooling/heating, CAT II LG3 compliant lighting, double glazed operable windows, disabled access and fully accessible raised floors. The suite also benefits from secure allocated on site car parking spaces.

1st Floor, Bull Wharf, Redcliff Street
Redcliff Street Suite 1,040ft² (97m²) net approx
£19.00 per ft² (£204.50 per m²) per annum exclusive

This Waterfront accommodation is situated in the heart of Bristol City Centre within close proximity to Temple Meads Station and Broadmead.

The accommodation benefits from a refurbished reception area, two passenger lifts, suspended ceilings, category II lighting, carpet tiles, gas fired central heating serving perimeter radiators, comfort cooling and double glazed windows.

The accommodation further benefits from a total of 3 secure onsite car parking spaces.

Gordano Court, Portishead
1,055ft² (98m²) – 4,200ft² (390m²) net approx
£14.50 per ft² (£169.53 per m²) exclusive – leasehold
£200.00 per ft² (£2,152.80 per m²) exclusive – freehold

This courtyard development comprises self contained 2 storey office buildings benefiting from suspended ceilings, CAT II lighting, gas fired central heating, security alarm system and lift access. The units can be combined to meet larger requirements and benefit from 8 allocated on site car parking spaces per building.

Third Floor, 165 Whiteladies Road, Clifton
1,086ft² (101m²) net approx with 24ft² (2m²) of additional storage space.
£11,852 per annum exclusive

This refurbished office accommodation is available by way of an assignment of the existing lease which expires June 2011.

The accommodation benefits from carpets, fluorescent strip lighting and electric panel night storage heaters. Shared kitchen and WC facilities are also available.

Beverley Court, Staple Hill
1,167ft²(108m²) net approx
£13,000 per annum exclusive.

Situated to provide easy access to the M32 and M4/M5 motorway interchange, this self contained two storey office accommodation benefits from gas fired central heating, double glazing, kitchenette facility, security alarm system/CCTV, shower room and 7 on-site car parking spaces.

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Satellite House, Satellite Business Park, Bristol
1,302ft² (121m²) to 3,794ft² (380m²) net approx
Quoting rents Office accommodation - £8.00 per ft² (£86.00 per m²) per annum exclusive. Storage – Rent on application.

Satellite Business Park is located in East/Central Bristol within minute's drive of St Philips Causeway which provides a direct link to Junction 3 of the M32 Motorway, Junction 19 of the M4 and the A4 Bath Road. The available accommodation on ground and lower ground floors offers competitive flexible office space ranging from plus an additional 902ft² (84m²) of ground floor storage accommodation and benefits from on site car parking.

Vantage Court, Old Gloucester Road
1,311ft² (122m²) – 6,844ft² (636m²) net approx
Leasehold £19.00 per ft² (£204.52 per m²) per annum exclusive
Freehold £230.00 per ft² (£2,476 per m²) exclusive

This brand new office park comprises 8 self contained buildings which can be purchased or let by combination or on a floor by floor basis. The accommodation will benefit from raised floors, VRF air conditioning, gas fired central heating, double glazing and quality finishes throughout.

Ground Floor, 76 Macrae Road, Eden Office Park, Ham Green
1,318ft² (122m²)
Rent: £18.50 per ft² (£199.13 per m²)

This office suite is arranged at ground floor level and benefits from carpet tiles, suspended ceilings incorporating LG3 compliant lighting, comfort cooling/heating, shared male/female/disabled WC facilities and 6 on-site car parking spaces.

The suite is offered on a flexible leasehold basis for a term of years to be agreed.

14-16 St Thomas Street
1,386ft² (129m²) net approx
Quoting rent: £8.50 per ft² (£91.49 per m²) per annum exclusive
Storage: £2.00 per ft² (£21.53 per m²) per annum exclusive

St Thomas Street is ideally located within a short walk of Broadmead Shopping Centre providing a number of local amenities including shops, banks, restaurants and public houses.

The building incorporates a mix of open plan and cellular accommodation arranged over ground and three upper floors and benefits from carpeting, kitchenette and on-site car parking.

Unit 2 Mead Court, Thornbury
1,488 ft² (138m²) net approx
Quoting £15,000 per annum

Located in Thornbury, approximately 5 miles North of Junction 10 of the M5 this single storey office building is arranged over ground and mezzanine levels.

The accommodation benefits from suspended ceilings incorporating a mixture of fluorescence strip and spot lighting, kitchenette and WC facilities.

The accommodation further benefits from the ability to park up to 6 cars onsite.

Osprey Court, Hawkfield Business Park, Whitchurch
1,571ft² (146m²) – 9,461ft² (976.5m²) net approx

Four units are currently available and benefit from suspended ceilings incorporating Cat II lighting, comfort cooling and heating double glazed windows and doors, disabled WCs, kitchen facilities and allocated on site car parking. The buildings are available on a leasehold basis from a term of years to be agreed or alternatively the units can be sold by way of a 999 year lease.

15 – 16 Lower Park Row, Bristol
1,524m² (4,695m²) – 141.70m² (436.60ft²) net approx
£15.00 per ft² per annum exclusive

The accommodation is located at ground and first floor levels and occupies a prominent city centre location. The available accommodation is due to be refurbished and benefits from suspended ceilings incorporating recessed lighting, gas fired central heating, WC facilities and onsite car parking.

Fifty – 52 Wellsway, Bath
1,644ft² (153m²) – 8,274ft²(768.7m²) net approx
Rent/price upon application

The accommodation comprises a total of 8,274ft² (768.7m²) net approx and is available as a whole or alternatively as two separate suites.

The accommodation benefits from carpet tiles, perimeter trunking, air conditioning, aluminum double glazed windows, CAT 6 cabling, separate male/female/disabled WC/shower facilities, kitchen facility, modern stainless steel balustrades, good natural light and 8 allocated on-site car parking spaces.

The property is available on a freehold or leasehold basis by way of a new full repairing and insuring lease for a term of years to be agreed.

4-6 The Triangle, Clevedon
1,662ft² (154.14m²) net approx
Quoting rent for Offices £8,000 per annum
Retail rent on application.

Situated in this popular commuter town, the available accommodation comprises a double fronted ground floor retail unit and separately accessed offices arranged over first and second floors. The ground floor retail unit has now been let.

The offices accommodation benefits from kitchenette and WC facilities. The property is available by way of a new full repairing and insuring lease or alternatively.

County Gates, Ashton Road
1,665ft² (155m²) net approx
£16.50 per ft² (£177.60 per m²) exclusive.

This ground floor office suite benefits from suspended ceilings incorporating LG3 compliant lighting, carpet tiles, perimeter trunking, comfort cooling, kitchenette and shower/WC facilities. The accommodation further benefits from 11 allocated car parking spaces and is available by way of a new full repairing and insuring lease for a term of years to be agreed.

The Annexe, Holly House, 4 High Street, Chipping Sodbury
1,700ft² (157.9m²) net approx

This self contained two storey office is located on in the heart of this pretty market town. The accommodation comprises 1,700ft² (157.93m²) and benefits from door entry intercom, suspended ceilings with integral lighting and w/c and kitchenette facilities. The subject property also offers 2 onsite car parking spaces. The quoting rent is £10.00 per ft² (£107.64 per m²) per annum exclusive.

Brabazon Office Park, Golf Course Lane, Filton
1,800ft² (167m²) – 5,000ft² (465m²) net approx
Price/Rent on application

The first phase of the development comprise self contained 2 storey office buildings with on site car parking.

The buildings are available on a Freehold or Leasehold basis. Larger individual requirements up to 25,000ft² (2,325m) could be incorporated within Phase 2 with construction due to reach practical completion in June 2009.

The Mill House, Redcliff Backs
1,805ft² (168m²) net approx
Rent: on application

This self contained waterside office accommodation is located alongside the historic floating harbour at the centre of Bristol's commercial and financial district.

The accommodation benefits from solid oak floors, gas fired central heating, WC and kitchenette facilities, and underfloor trunking. The accommodation further benefits from 3 secure parking spaces available by separate licence.

Green Court, Avonmouth
1,984ft² - 6,113ft² (168m²- 568m²) net approx
Rent: £18.00 per ft² (£193.75 per m²)

Construction has commenced on this brand new high quality office building and it is expected to be completed in May 2009.

The available accommodation is located at ground and first floor and offers two self contained suites. This strategically located building benefits from a BREEAM Excellent rating offering natural ventilation, raised floors, suspended ceilings together with high quality internal finishes.

33 Wine Street
1,852ft² (172m²) – 17,729ft² (1,647m²) net approx
Rent: £9.50 per ft² (£102.26 per m²) per annum exclusive

33 Wine Street is ideally located within a short walk of Broadmead and The Galleries Shopping Centre providing a number of local amenities including shops, banks, restaurants and public houses.

The available accommodation is arranged over third, fourth, fifth and sixth floors and provides a refurbished open plan accommodation. Competitive deals are currently being offered.

Cribbs Causeway Business Park, Catbrain Lane, Bristol
2,000ft² (186m²) – 86,500ft² (8,036m²)

Our client is currently seeking planning permission for this new prestigious office development which will provide accommodation from 2,000ft² (186m²) net approx up to 86,500ft² (8,036m²).

The buildings will be constructed to a high standard and include fully accessible raised floors, air conditioning throughout and the scheme will incorporate 290 on-site car parking spaces. Our client is inviting pre-let opportunities on a leasehold or freehold basis.

**Part Fourth Floor, Hartwell House, 55/61 Victoria Street
2,200ft² (204m²) net approx
£27.50 per ft² (£295.06 per m²) per annum exclusive**

This brand new Grade A specification office building is prominently located on Victoria Street and benefits from air conditioning, fully accessible raised floors, suspended ceilings and 1 onsite car parking space.

**22 – 24 Old Street, Clevedon
2,288ft² (212.5m²)
£10.00 per ft² (107.64 per m²)**

Situated on a prominent high street location within close proximity to the M5 motorway, this self contained property incorporates two end terrace 3 storey buildings and are available on a freehold or leasehold basis. The property benefits from car parking to the rear.

'Please note this property is currently under offer.'

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

RICS Code of Practice for Commercial Leases

Please see <http://www.alderking.com/services/agency>.

Asbestos Regulations

Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Alder King's expertise and accordingly:-

- (1) Alder King makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Alder King strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.