

OFFICES



MODERN OFFICE BUILDING IN
WARMLEY, BRISTOL

TO LET

CORUM 1 & 2, CORUM OFFICE PARK, WARMLEY BS30 8FJ

APPROXIMATELY 1,093 & 1,103 SQ FT (101.54 & 102.47 SQ M)

- **Modern campus office building**
- **Available now**
- **Generous parking**

LOCATION

Corum Office Park is situated off the A4174 Avon Ring Road, and conveniently between Bristol and Bath. The A420 is just 400 yards to the north and the A4 is approximately 1.5 miles south. The Bristol / Bath cycleway runs directly past Corum Office Park.

DESCRIPTION

The office park consists of two modern campus office building set within a mature landscaped environment. The buildings provide a range of open plan office suites with LED lighting, double glazed opening windows, shower facilities, bike storage, fitted kitchenette and passenger lift.

Corum Office Park benefits from BREEAM 'Very Good' rating, EPC rating of A, new solar photovoltaic (PV) panels, electric car charging points and is fully DDA compliant.

CONTACT

Carter Jonas LLP
St Catherine's Court
Berkeley Place
Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Kate Richardson

Associate

0117 922 1222 | 07342 701095

Kate.Richardson@carterjonas.co.uk

Aerin Thomas

Graduate Surveyor

0117 922 1222 | M: 07990 558726

Aerin.Thomas@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

**Carter
Jonas**

ACCOMMODATION

The following net internal areas are estimated:

	Sq Ft	Sq M
Corum 1		
Suite 3	1,093	101.54
Corum 2		
Suite 8	1,103	102.47

SERVICE CHARGE

There is a service charge applicable, details available upon request.

BUSINESS RATES

The tenant will be responsible for the payment of business rates.

RENT

The quoting rent is £18.50 per sq ft, exclusive.

TERMS

Available on a new lease, terms to be agreed.

VAT

All terms quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Corum 1 has an EPC rating of A 16.

Corum 2 has an EPC rating of A 17.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction. The ingoing tenant may be required to contribute to the landlords legal and surveyors costs to approve any transactions.

VIEWINGS

Strictly via sole joint agents:

Kate Richardson: Kate.Richardson@carterjonas.co.uk

Aerin Thomas: Aerin.Thomas@carterjonas.co.uk

at this office.

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial

SUBJECT TO CONTRACT**IMPORTANT INFORMATION**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.