



TO LET - GROUND FLOOR, 4 ANGLO OFFICE PARK

GROUND FLOOR, 4 ANGLO OFFICE PARK, SPEEDWELL, BRISTOL, BS15 1NT

**APPROXIMATELY 836 SQ FT (77.66 SQ M)
ONSITE PARKING AVAILABLE**

LOCATION

Anglo Office Park is located in Speedwell close to the junction of Clarence Road and Hollybrook Road, off Speedwell Road.

The property lies approximately 0.5 miles to the south of Fishponds Road and 2 miles to the east of Bristol city centre.

Junction 2 of the M32 Motorway is approximately 2 miles to the west which links the M4 Motorway and Bristol city centre.

CONTACT

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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.

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DESCRIPTION

Anglo Office Park comprises a suburban office campus.

4 Anglo Office Park is a modern two storey office building.

The specification includes:-

- Suspended ceiling to Ground Floor
- LED lighting throughout
- Perimeter trunking
- Good quality carpets and decoration
- Gas fired central heating and localised comfort cooling
- Kitchenette

ACCOMMODATION

Ground Floor: 836 Sq ft 77.66 Sq m

Total: 836 Sq ft 77.66 Sq m

CAR PARKING

Onsite parking available.

BUSINESS RATES

The whole of unit 4 (including first floor) has a ratable value of £19,000 2026/27.

LEASE

The accommodation is offered to let on a new full repairing and insuring lease for a term of years to be agreed and granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£13,500 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Certificate C (74) rating.

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering:

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on tenants, guarantors and purchasers of commercial properties. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g recent utility bill) so the checks can be undertaken.

VIEWINGS & FURTHER INFORMATION

For further information please contact the sole agents:

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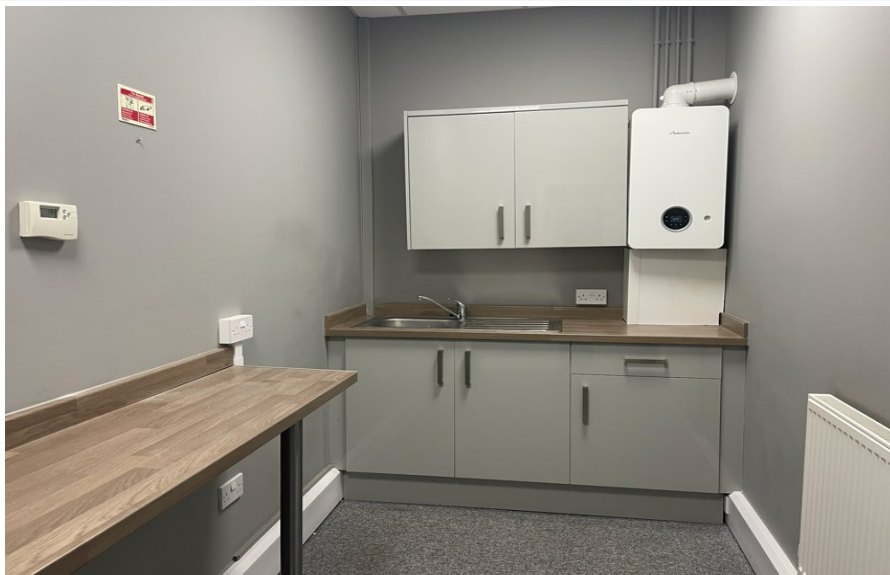
SUBJECT TO CONTRACT OCTOBER 2025

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GROUND FLOOR, 4 ANGLO OFFICE PARK



SUBJECT TO CONTRACT NOVEMBER 2025

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