

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 attractive 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

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IMPORTANT INFORMATION

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CORUM 1 & 2 CORUM OFFICE PARK, WARMLEY

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:

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

Andrew Hardwick: Andrew.Hardwick@carterjonas.co.uk

at this office.

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