

**Hartnell
TaylorCook**

**Office
Investment/Opportunity
for Owner Occupation**

**C1 and C2 Vantage Office
Park, Hambrook, Bristol,
BS16 1GW**

Summary

- Opportunity to purchase a **reversionary office** investment in North Bristol.
- Total area of **10,191 sq ft.**
- **Building C1 (5,092 Sq Ft) available for owner occupier**
- Situated in Bradley Stoke, 6.5 miles North of Bristol City Centre.
- Single terrace comprising two office buildings arranged as four separate office suites over lower ground, ground and first floors.
- **Freehold.**
- **Excellent EPC credentials**, achieving a rating of A and B ratings throughout.
- Multi-let to 3 tenants with a **WAULT of 3.2 years to expiry and 2.6 years to break.**
- Producing a low passing rent of £110,942.50 per annum, with an **estimated rental value of £151,838 per annum.**
- Offers are sought in excess of **£1,300,000** (One Million Three hundred thousand pounds), subject to contract and exclusive of VAT.
- A purchase at this level represents an **attractive reversionary yield of 11.02% and a low capital value of £128 per sq ft.**

C1 and C2 Vantage Office Park

Location

Vantage Office Park is located on Old Gloucester Road, Bradley Stoke, 6.5 miles North West of Bristol. The Park is situated in an elevated position, fronting the B4057 Winterbourne Road and visible from the M4 motorway.

The property is easily accessed from J1 of the M32 and is only 4 minutes and 6 minutes drive respectively from the A38 and J16 of the M5. Bristol Parkway railway station is approximately 1 mile away and provides direct connections to London Paddington. The Metrobus M1 runs close to the site and provides excellent connectivity from North to South Bristol. There are a number of local bus services running along Stoke Gifford Way and Winterbourne Road.

Nearby commercial occupiers include Amcor Flexibles, Mitsubishi Electric, Simwood and Bupa Dental Care.

Amenities nearby include Winter Stream Farmhouse Inn, Nuffield Health Fitness & Wellbeing Gym, Bradley Stoke Leisure Centre and Willow Brook Retail Centre, anchored by Tesco Extra.

Bristol Parkway	→	4 minute drive (1.3 miles)
J1 M32	→	4 minute drive (1.9 miles)
J19 M4	→	5 minute drive (2.5 miles)
J16 M5	→	6 minute drive (2.7 miles)



C1 and C2 Vantage Office Park

Location



C1 and C2 Vantage Office Park

Description

Vantage Office Park Phase One comprises 8 modern office buildings on an established and landscaped setting. C1 and C2 comprises a single terrace of two office buildings arranged as four separate suites over lower ground, ground and first floors. The property was constructed in the early 2000's and is of steel frame construction, arranged under a pitched roof.

The building provides modern, part refurbished, open plan office accommodation with raised floors and suspended ceilings throughout. The property includes parking for 32 cars.

EPC

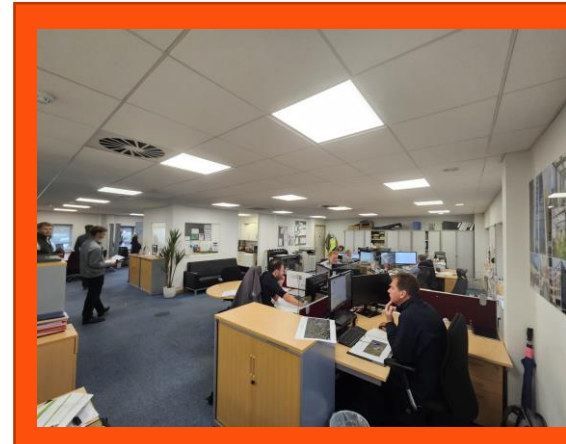
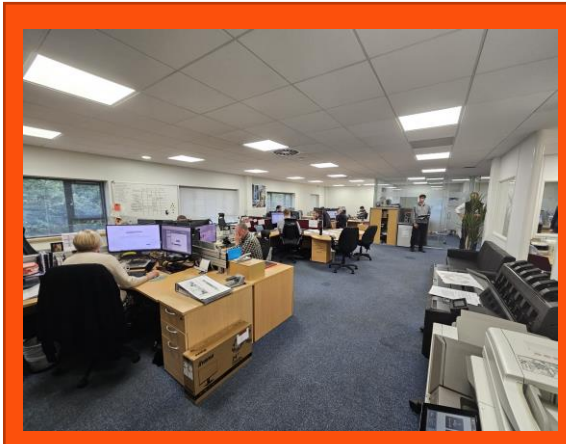
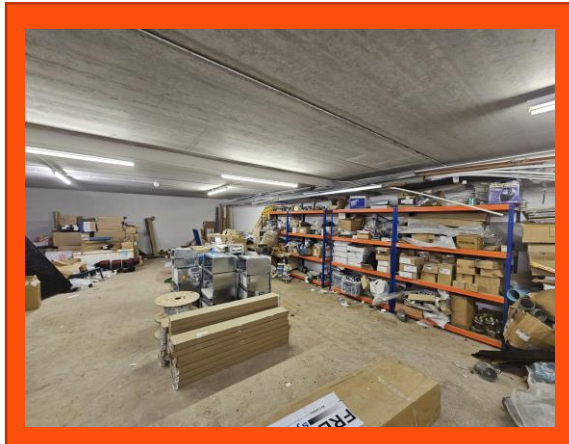
Suite	Rating
C1 – LGF and GF	B – 33
C1 – FF	A – 25
C2 – LGF and GF	B – 46
C2 – FF	B – 45

Accommodation Schedule

In accordance with the RICS Code of Measuring Practice (6th Edition) the Property has the following approximate total Net Internal Floor Area (NIA);

Area	Sq M	Sq Ft
C1		
Lower Ground Floor	104.34	1,123
Ground Floor	182.06	1,960
First Floor	186.64	2,009
C2		
Lower Ground Floor	104.87	1,129
Ground Floor	182.41	1,963
First Floor	186.46	2,007
TOTAL	946.78	10,191

C1 and C2 Vantage Office Park



C1 and C2 Vantage Office Park

Tenancy

The property is multi-let to 3 tenants and currently produces £110,942.50 per annum, with a WAULT of 3.2 years to expiry and 2.6 years to break. All tenancies are excluded from the security provisions within sections 24-28 of the Landlord and Tenant Act 1954.

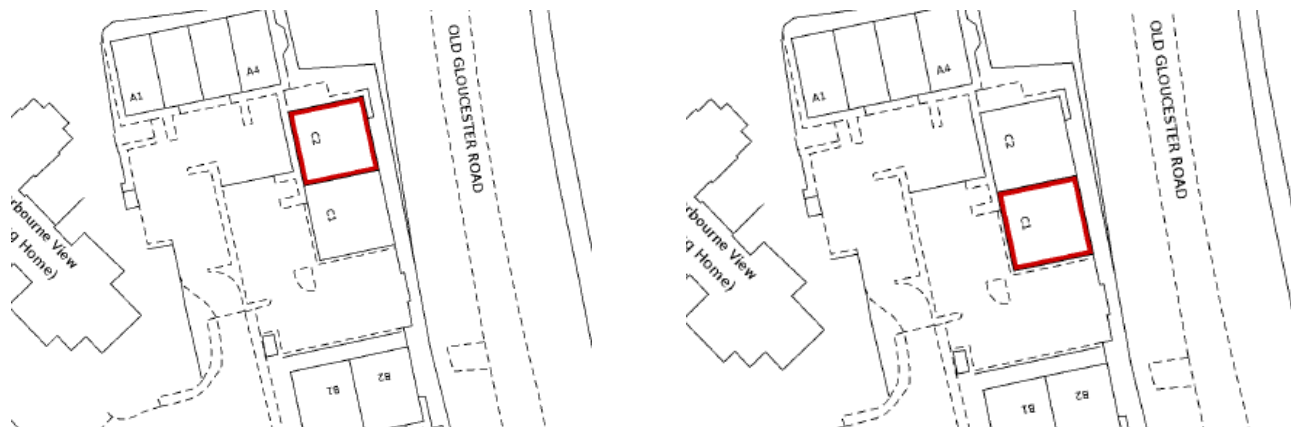
There is one suite currently vacant, Unit C1 First Floor. The tenant in Unit C1 Ground Floor and Lower Ground Floor has served notice to terminate upon lease expiry in October 2025. The tenant is willing to vacate earlier if required. This provides the opportunity for owner occupation of part whilst holding C2 as an investment/future expansion space.

We are of the opinion that the ERV is in the region of £17 per sq ft

Tenure

Freehold.

The property is held under two separate titles; GR299103 and GR299098.



C1 and C2 Vantage Office Park

Tenancy Schedule

Area	Tenant	Lease Start	Break Option	Lease Expiry	Rent PA	ERV PA	ERV PSF	Comments
C1 GF & LGF	Vinci Construction UK Limited	19/10/20		18/10/25	£40,798.5	£44,550	£17.00 *£10.00	Tenant served S.27 notice. Includes 10 car parking spaces. *£10 psf applied to lower ground floor office.
C1 FF	Vacant	-		-	-	£34,153	£17.00	Vendor to top up service charge and business rates. Includes 6 car parking spaces.
C2 GF & LGF	Whitehead Building Services Limited	26/02/20		25/02/30	£38,000	£39,016	£17.00 *£5.00	Break option in Feb 2025 not triggered. Rent review in 26/02/2025 not triggered. Includes 10 car parking spaces. *£5 psf applied to lower ground floor store.
C2 FF	Rock Solid Knowledge Limited	20/12/23	19/12/26	15/01/29	£32,144	£34,119	£17.00	Rent review on 20/12/2026 to a minimum of £36,122 pa. Includes 6 car parking spaces.
Total					£110,942.50	£151,838	£17.00*	

C1 and C2 Vantage Office Park

Covenant

Whitehead Building Services Limited:

Construction company operating since 1978. Whitehead provide a range of services including mechanical, electrical and maintenance services covering South Wales and the South West.

Rock Solid Knowledge Limited:

Software development company incorporated in 2009, specialising in security, web and mobile development and content managed applications.

Vinci Construction UK Limited

Construction company specialising in the design and build of large civil engineering and construction projects world-wide including transport infrastructure, buildings, energy and hydraulics.

Tenant	Rating	Turnover	Pre-tax Profit	Shareholder's funds
Whitehead Building Services Limited	A – 86 'Very Low Risk'	£45,282,530	£972,839	£8,079,958
Rock Solid Knowledge Limited	B – 57 'Low Risk'	£31,015,624	£672,992	£7,175,087
Vinci Construction UK Limited (vacating Oct 2025)	C – 44 'Moderate Risk'	£1,335,800,000	-£51,431,000	-£60,005,000



C1 and C2 Vantage Office Park

VAT

We understand the building is elected for VAT, and accordingly it is anticipated that the sale will be dealt with as a Transfer of a Going Concern (TOGC).

Legal Costs

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

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Viewings

Strictly by appointment, only.

Proposal

We are instructed to seek offers in excess of **£1,300,000 (One Million Three Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level represents **an attractive reversionary yield of 11.02% and a low capital value of £128 per sq ft**

Contact

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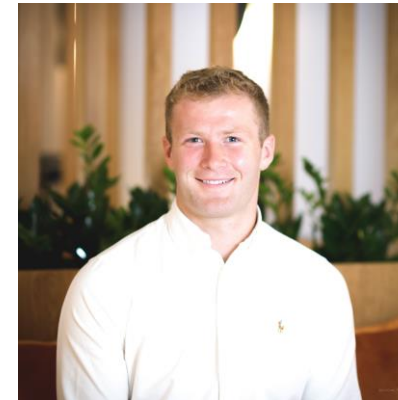
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