alder king
PROPERTY CONSULTANTS

TO LET / MAY SELL

640 BRISTOL BUSINESS PARK

Bristol BS16 1EJ

Self-contained building arranged over Ground and First Floor levels – 12,621 sq ft net approx

* Computer Generated Image

Location

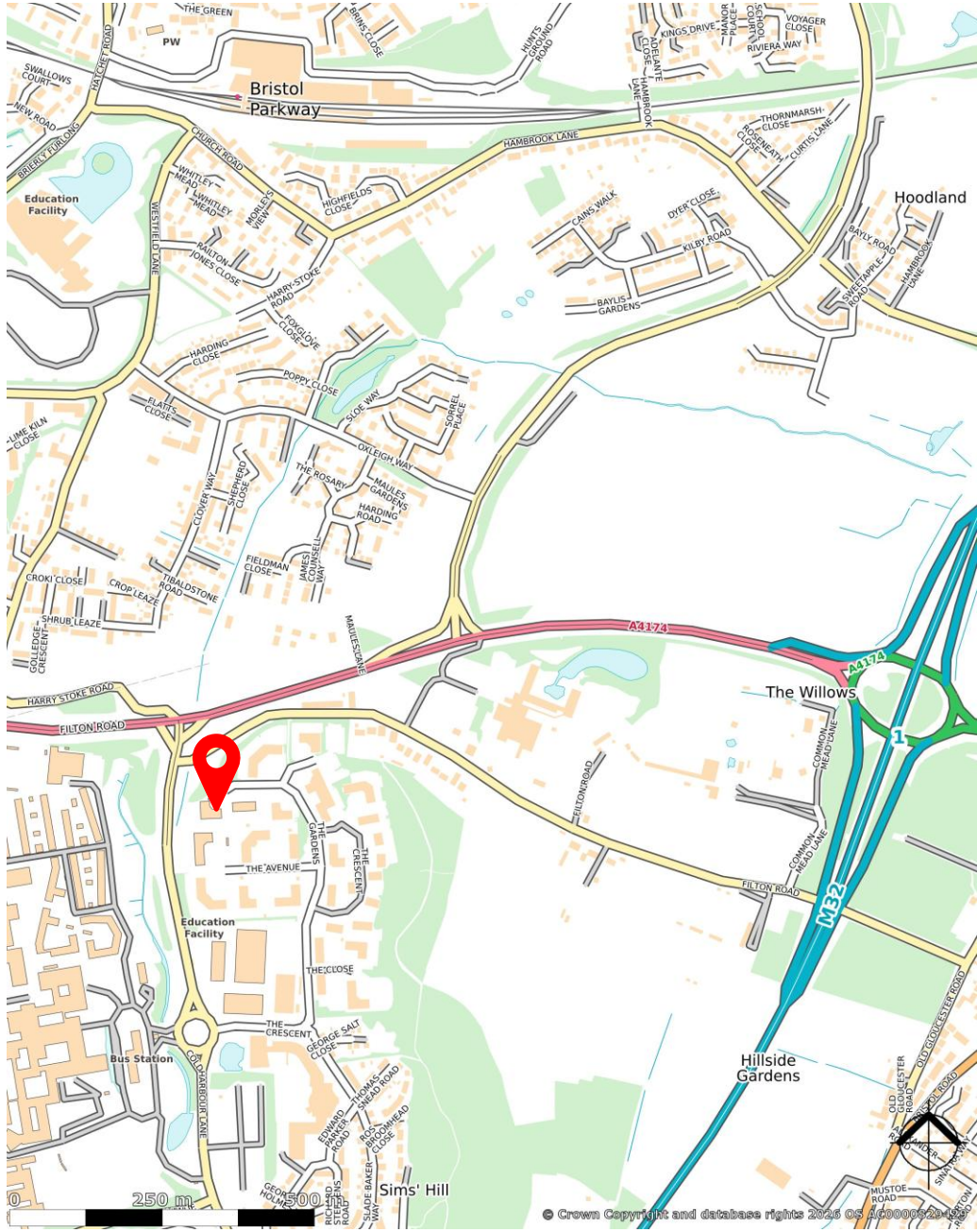
640 Bristol Business Park is located within Bristol Business Park, one of the city's most established office campuses, situated on Coldharbour Lane in the north-east of Bristol. The park lies adjacent to the University of the West of England (UWE) Frenchay Campus and is positioned between Bristol city centre and the M4/M5 motorway network, making it a highly accessible business location.

The location benefits from excellent transport connections. Bristol Parkway railway station is only a short distance away, providing regular services to London, Cardiff, Birmingham and the South West. The nearby J1 of the M32 offers direct road access into Bristol city centre, while Junction 19 of the M4 can be reached quickly by car. Local bus routes also serve the area, linking the business park with key residential and commercial districts across Bristol.

Surrounded by mature landscaping, amenities and academic institutions, 640 Bristol Business Park offers an attractive working environment that combines the advantages of an out-of-town business park with convenient access to Bristol's economic and innovation hubs.

The subject property is located in the North West corner of the park, benefiting from a secure and quiet location.

M4	M5	Yate	Bristol
4 miles south-east	8 miles north-west	12 miles	1 mile



Accommodation

Description
The property is a self contained office over ground and first floors, constructed in 2002. The building has been predominantly vacant since 2023 and is available in its current condition or subject to a comprehensive Cat A refurbishment which the landlord has specified, costed and put a programme against.

Bristol Business Park
The park benefits from a mix of occupier sectors but with a dominance of defence related companies including Babcock, Rolls Royce, Boeing and QinetiQ. This is due to its close proximity to Abbeywood, the MoD's procurement centre and where visitor parking is prohibited. Therefore, a lot of occupiers use the park as a base and walk across for meetings.

The largest occupier is Motability Operations who have 5 buildings.

Parking
The accommodation has a total of 66 available parking spaces around the perimeter of the building as well as an open bike store.

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items

Area	sq ft	sq m
First Floor	6,174	574
Ground floor	6,447	599
TOTAL	**12,621**	**1,173**

.

Fully accessible raised floors

Suspended ceilings

Comfort cooling

On-site parking

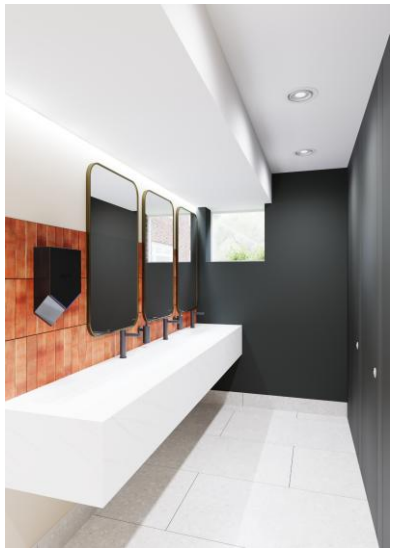
Recessed lighting

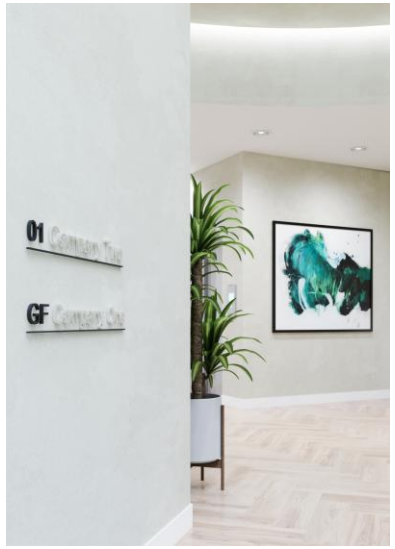
WC facilities

Shower facilities

Bicycle parking

alder king
PROPERTY CONSULTANTS





CGI Images showing what the Cat A refurbishment could look like

Due Diligence and Data Room

Summary of Surveys Undertaken
Prior to bringing the building to market, we have undertaken a number of surveys and reports which are summarised below and all available on the buildings data room. If you require access to this, please contact the agents.

i) Building Survey (Clarity Building Consultants)
The building is in generally good repair given its age and there are no high-risk items that require immediate attention and only 3 medium risk items. A small number of glazing units require attention and the internal fit out is dated, otherwise the report highlights no issues.

ii) Mechanical & Electrical Survey (Box Twenty)
The services are extensive and in general, are in fair to satisfactory condition commensurate with a building services installation of this age and type. However, they are mostly coming to the end of their economic life expectancy with maximum limits of 20-25 years.

The majority of the mechanical and electrical installations date to around 2001, however newer electrical, data, UPS and cooling equipment has been installed around 2014, which appears to be at the same time that the building was upgraded to be used as a resilient main data and communications hub for UWE.

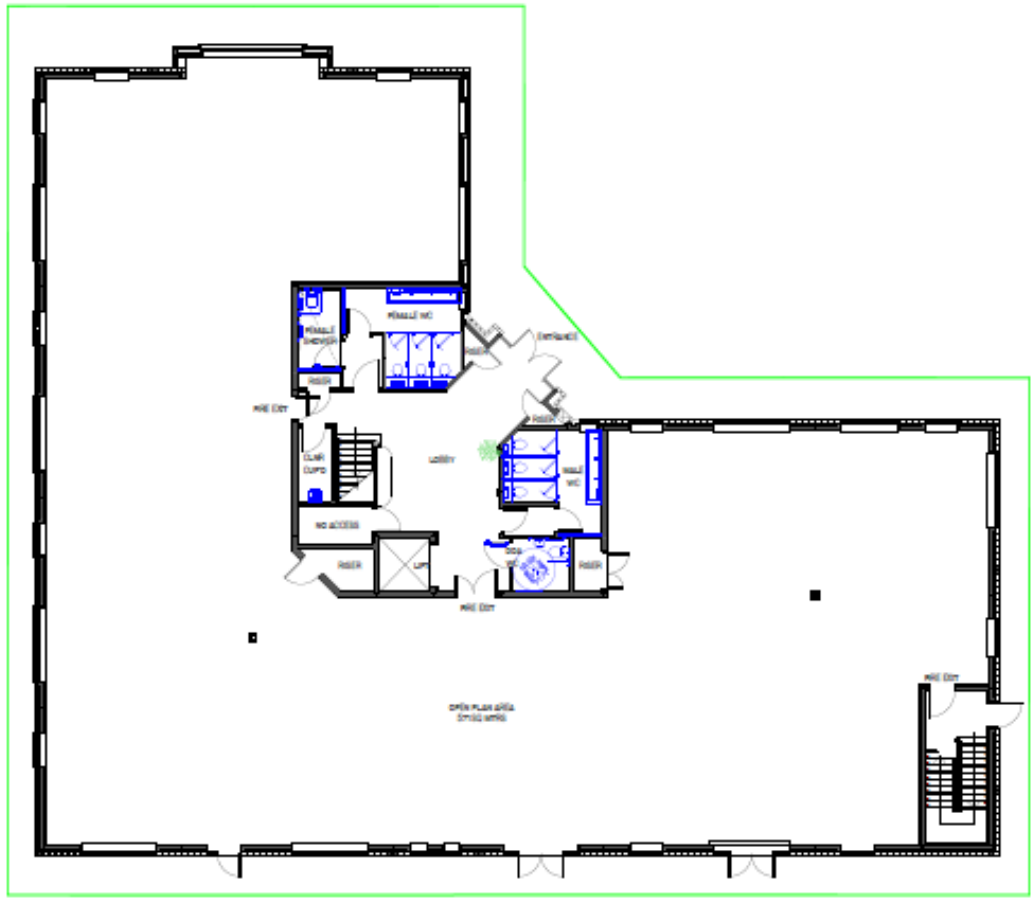
Cat A Scope of Works (Morgan Lovell)
The above scope, programme and costings have been undertaken to show any potential occupier or purchaser what can be achieved. Given the age and condition of the building, it is anticipated most interested parties will want to undertake a refurbishment of the property, so this is intended to assist interested parties and the disposal process.

In summary, the scope includes a full internal Cat A refurbishment, new floor coverings, suspended ceilings, lighting, redecoration throughout, new WC's and showers and a new VRF comfort cooling system throughout. An external clean and spraying of the windows is also included.

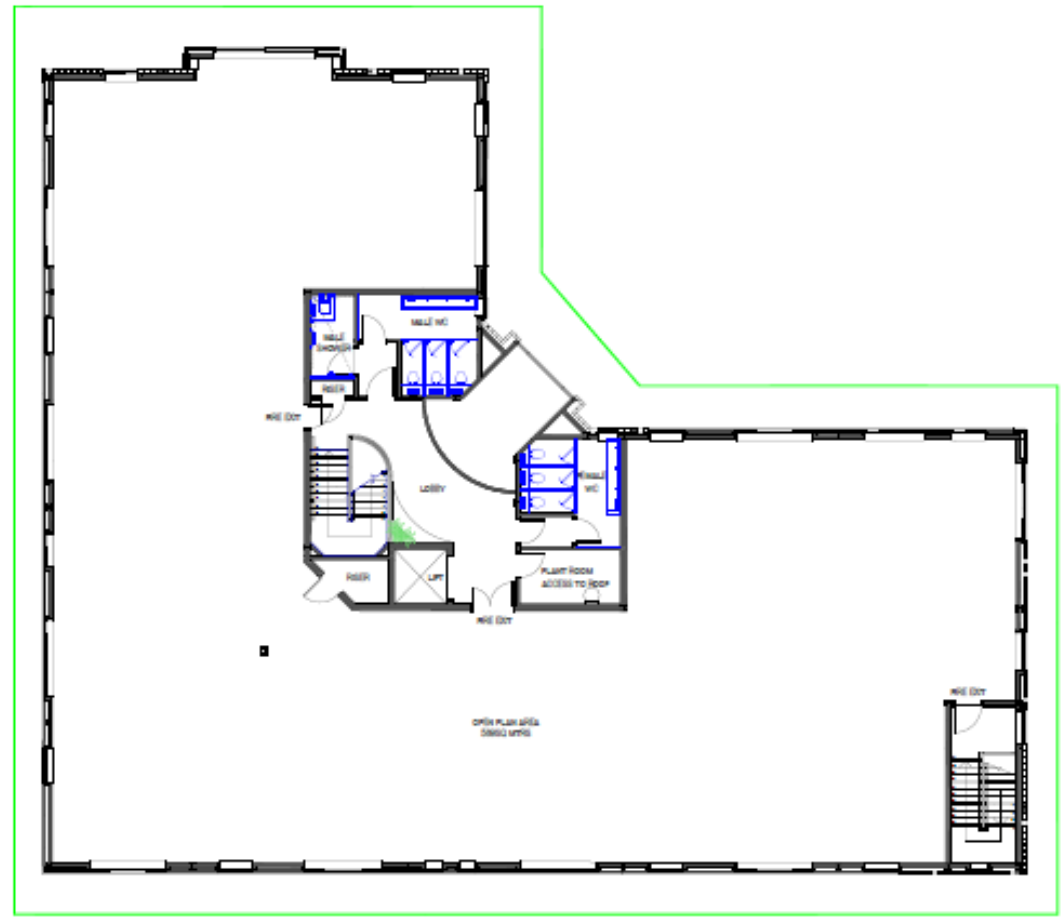
A programme has been produced to show the Cat A work, with a total timeframe from appointment to completion of 26 weeks with a 14 week duration of works on site. Furter details can be provided upon request.

alder king

PROPERTY CONSULTANTS



GROUND FLOOR



FIRST FLOOR

Planning | Rates | EPC | Terms

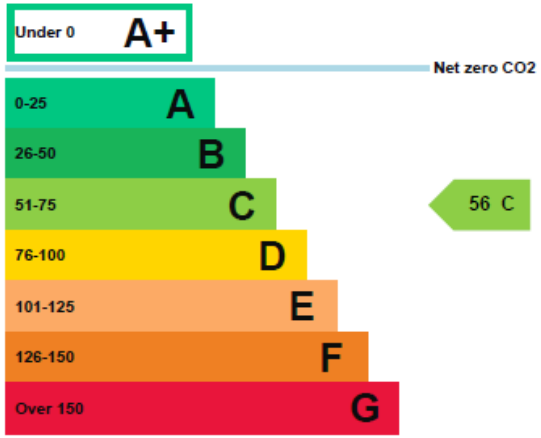
Planning
We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council.

Business Rates
Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. The current Rateable Value from April 2026 is £248,000.
www.voa.gov.uk.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

Energy Performance Certificate (Valid until 27th August 2036)

This property's energy rating is C.



Lease/Tenure/Terms
The property is available on a new full repairing lease with terms to be negotiated or consideration will be given to a sale of the freehold interest.

Rent
The property is offered to let for £24.00psf based on a full Cat A refurbishment exclusive of VAT.

Purchase
We are guiding a figure of £1.53m exclusive of VAT based on its current, unrefurbished condition.

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

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

AML
A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA
www.alderking.com

Andy Heath
0117 317 1077
07796 693661
aheath@alderking.com

Tom Dugay
0117 317 1094
07974 186462
tdugay@alderking.com

AK Ref: AH/TD/102871 **Date:** September 2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.