FOR SALE / TO LET

Hillside Court

Bowling Hill, Chipping Sodbury, Bristol BS37 6JX

2,999 – 24,349 sq ft net approx.

Office building with potential for alternative uses subject to securing the necessary consents

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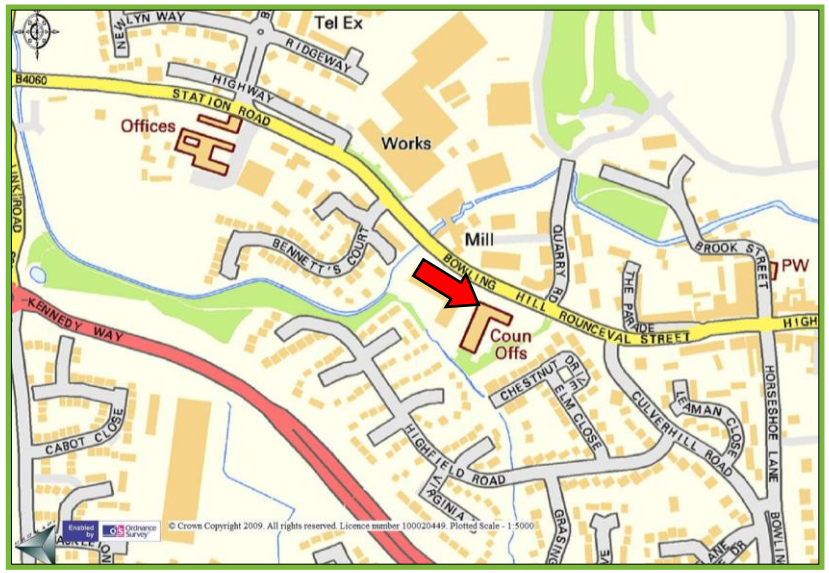
Location

Chipping Sodbury is located one mile from Yate town centre and approximately 14 miles to the north-east of the centre of Bristol.

The M4 is only 4 miles to the south-east with the M5 being approximately 8 miles to the north-west.

Chipping Sodbury is a picturesque market town which offers a good range of shops, restaurants, and staff facilities plus the benefit of on-street parking.



M4	M5	Yate	Bristol
4 miles south-east	8 miles north-west	1 mile	14 mile

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Accommodation

Description
The property benefits from the following:

- Fully accessible raised floors
- Suspended ceilings
- Comfort cooling
- Onsite car parking
- Recessed lighting
- Kitchenette and WC facilities

Parking
The accommodation has a total of 121 available parking spaces.

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.

Approx net internal area	sq ft	sq m
Reception	594	55.20
Ground floor 1	2,999	278.60
Ground floor 2	8,830	820.30
First floor 1	3,385	314.50
First floor 2	8,541	793.50
TOTAL	**24,349**	**2,226.10**

Fully accessible raised floors



Suspended ceilings



Comfort cooling



On-site parking



Recessed lighting



Kitchenette



WC facilities



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 District Council.
Tel: 01454 868004 or www.southglos.gov.uk

Business Rates
Interested parties should make their own enquiries to South Gloucester District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk.

Energy Performance Certificate
An EPC has been commissioned and will be available for inspection.

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

Terms
The property is offered by way of sale of the freehold interest or to let on terms to be agreed.

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: TWD/93706
Date: Oct 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.

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