



TO LET

Units 3 & 4, Pinkers Court

Briarland Office Park, Rudgeway, Bristol, BS35 3QH

Good quality office accommodation in a self-contained building with onsite car parking – 3,666 sq ft net approx..

Location

Briarland Office Park is an attractive landscaped business environment which combines a stunning rural setting with excellent connectivity. This successful courtyard style office development is surrounded by open countryside while being located on the main A38 Gloucester Road approximately 3 miles north of Junction 16 of the M5. This provides easy access to the motorway network and is only 12 miles away from Bristol City Centre.

The Park is within easy reach of Thornbury town centre which provides a good range of shopping, leisure and eating facilities whilst The Mall at Cribbs Causeway and Bristol Parkway train station are both within a 10 minute drive.

M4



3 miles south

M5



3 miles south

Thornbury

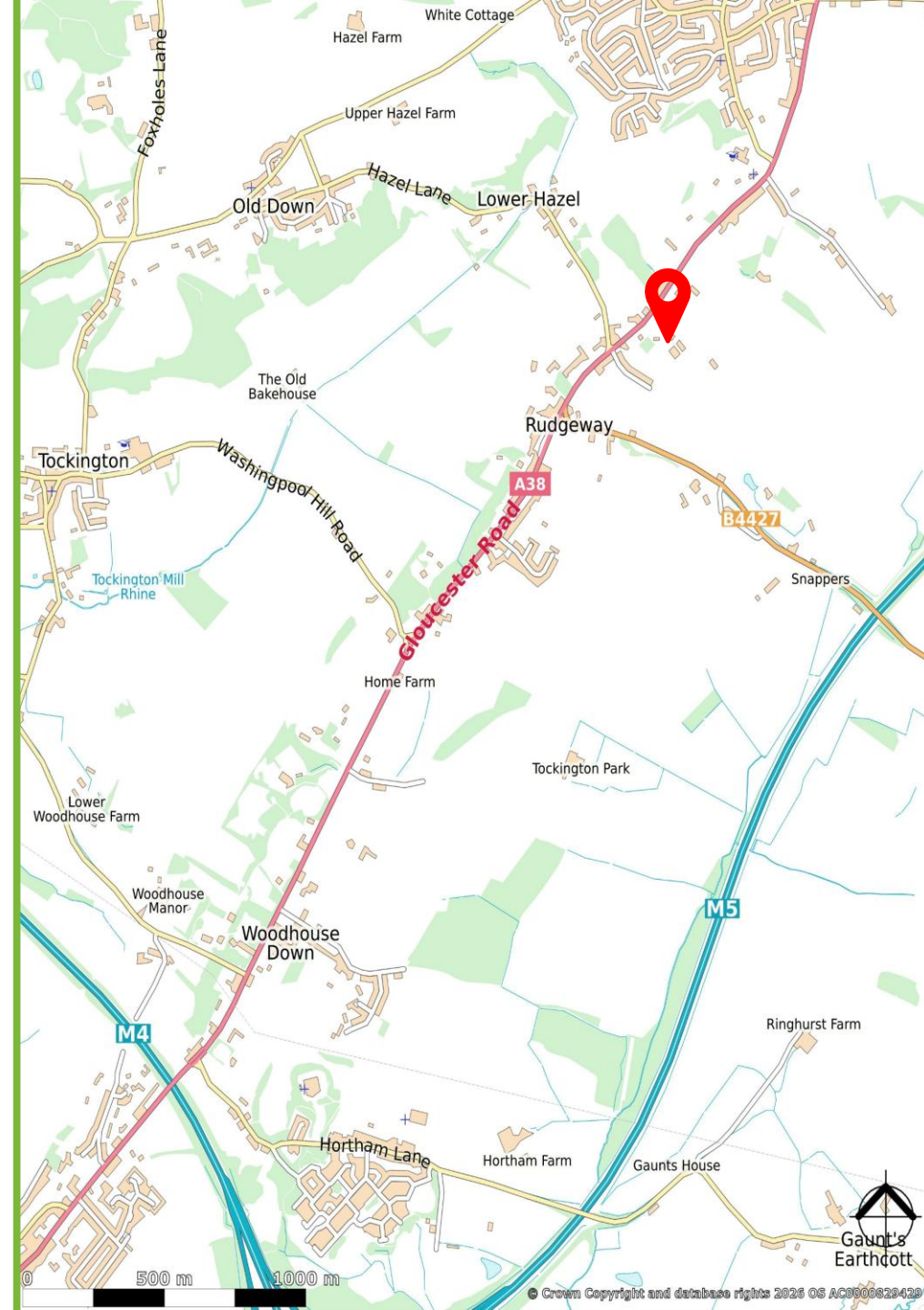


2 miles

Bristol



12 miles





Accommodation

Description

The units on Briarland Office Park all provide high quality open plan office accommodation within a well managed and landscaped setting. The available accommodation is within a self-contained building arranged over ground and first floors.

The accommodation is also due to be comprehensively refurbished.

Parking

The accommodation has a total of 10 available onsite car parking spaces.

Services

We are advised that 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 their state, condition and suitability.

Area	Sq ft	Sq m
Units 3 & 4	3,666	340.58
TOTAL	3,666	340.58

High quality
offices



Self-contained
building



Underfloor heating
& Comfort cooling



Onsite
parking



LED
lighting

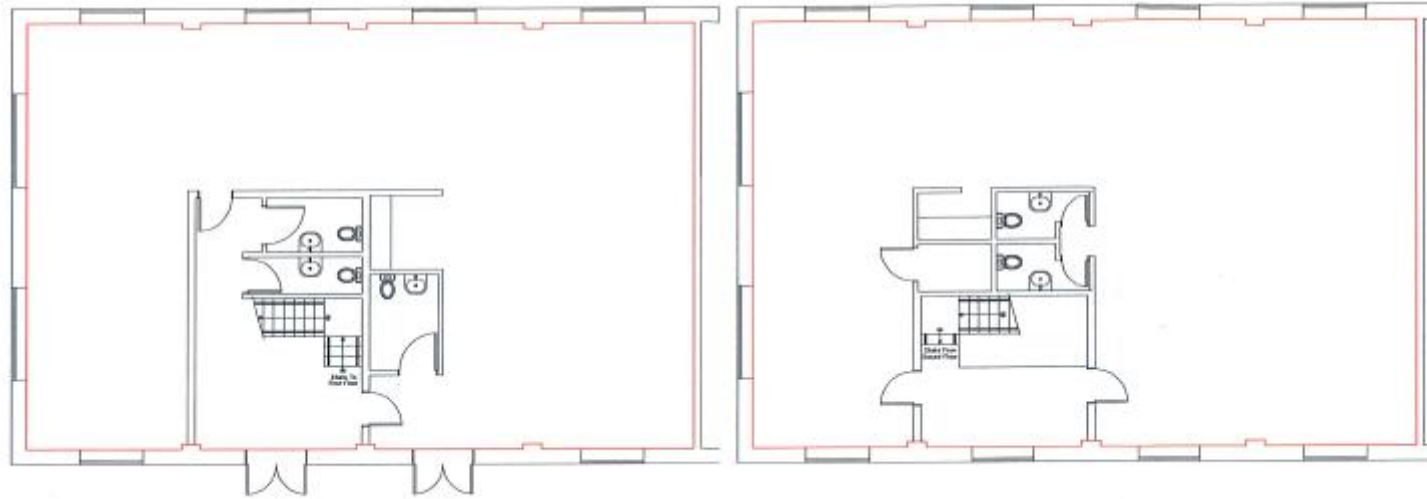


Kitchenette



WC facilities





Indicative floors plans

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.

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

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. www.voa.gov.uk.

We are advised that the 2026 Rateable Value for the unit is £59,000

Code for Leasing

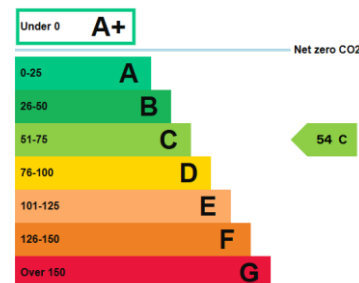
For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Energy Performance Certificate

The EPC Rating is C 54.

Energy rating and score

This property's energy rating is C.



Tenure

The units are available as a whole, on a new full repairing lease by way of a service charge, for a term of years to be agreed.

Rent

The accommodation is offered to let at a quoting rent of £19.50 per sq ft per annum exclusive of VAT.

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 will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

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

Viewing Arrangements

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

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AK Ref: TWD/60518 **Date:** September 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
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PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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 advice from a specialist source.