



BEAUFORT OFFICE PARK

BRISTOL, BS32 4ND



Opportunity to Purchase a
Freehold Multi-Let Office Park Investment in Bristol

Hartnell
TaylorCook

Investment Summary

- Strategically located **within the established North Bristol commercial area**, close to the M4/M5 interchange.
- Totals **28,480 sq ft NIA** of office accommodation across 11 buildings (excludes two buildings sold LLH).
- **Freehold.**
- Occupied by **nine tenants** across ten leases.
- WAULT of **2.10 years to expiry** and **1.66 years to breaks**.
- Producing a passing rent of **£343,585 per annum**, equating to a low average rent of **£16.33 per sq ft**.
- Headline **ERV of £507,068** per annum (**£17.80 per sq ft overall**).
- Two vacant units totalling 7,455 sq ft (26%).
- Offers a **compelling reversionary and asset management opportunity** through lease events, refurbishment and selective disposals to owner-occupiers.

We are instructed to seek offers of **£3,500,000** subject to contract and exclusive of VAT.

A purchase at this level reflects a **net initial yield of 9.21%**, rising to **12.83%** on letting the two vacant suites, after allowing for purchaser's costs of 6.50%. This reflects a **low capital value of £123 psf**.





M4

M5

M4/M5 interchange

M5

M4

Kinherit

Securitas

Mamas Bristol:
Play & Party

Omnia
Resourcing

Corr
Recruitment

Complete
Food Group

Rateavon

Citron Hygiene

Tapi Carpets

Holme
Dodsworth
Metals Ltd

Bodywise (UK)

WOODLANDS

BEAUFORT
OFFICE PARK

Paragon

WOODLANDS LANE

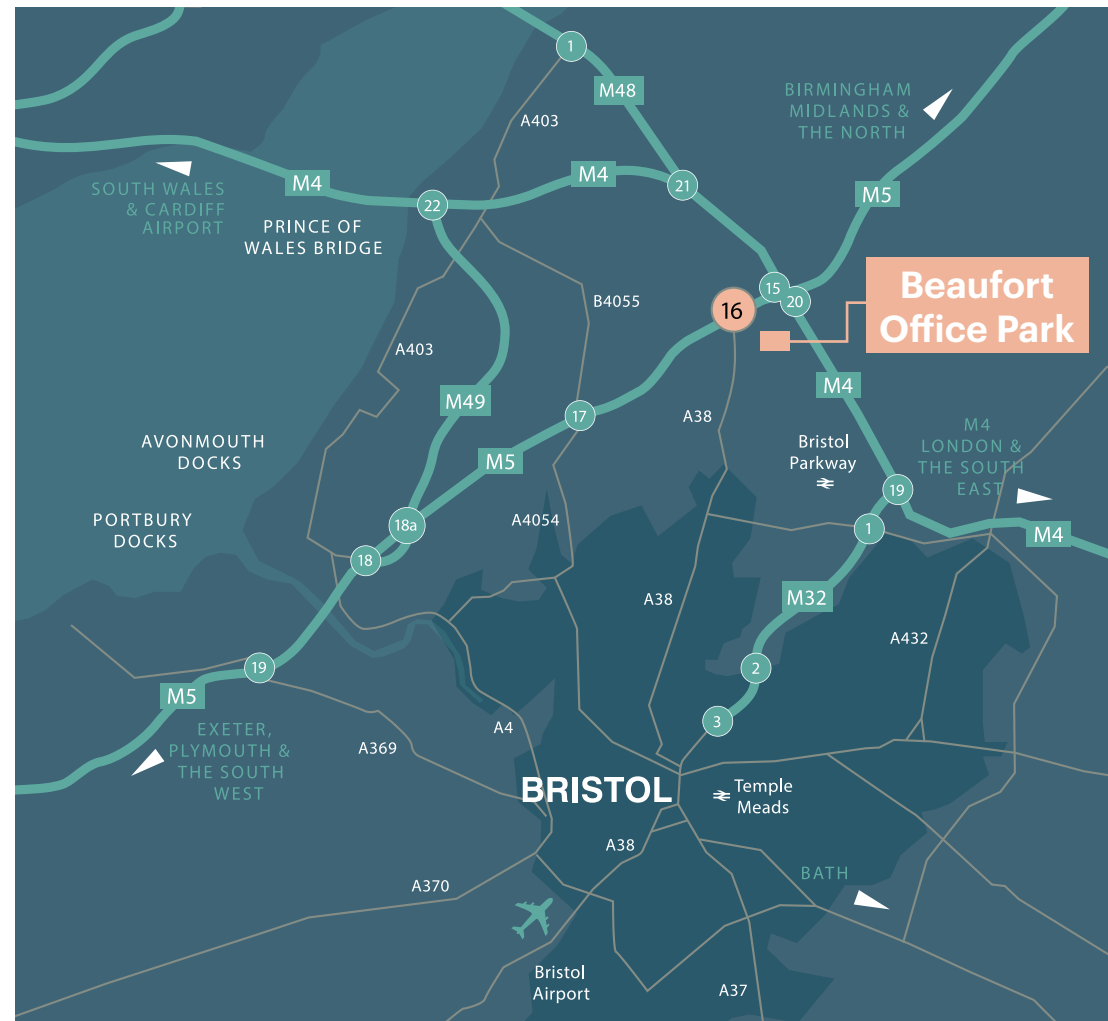
Location

Bristol is one of the UK's leading regional cities and the principal commercial centre of the South West, with an estimated population of approximately 550,000 as at mid-2025.

The city has a diverse and resilient economy, comprising more than 24,000 active businesses and generating approximately £22.8 billion in Gross Value Added. Key sectors include technology, creative industries, professional and financial services, and advanced engineering.

Bristol's highly skilled workforce, strong quality of life and established sustainability credentials continue to attract businesses, investment and new residents. The city ranked second in the 2024 Demos-PwC Good Growth for Cities Index and is recognised as one of England's leading green cities. These fundamentals, together with continued inward investment and a strong occupational market, support investor demand across a broad range of commercial property sectors.

Bristol is supported by two major universities, the University of Bristol and the University of the West of England, with approximately 70,000 students between them, while the University of Bristol's £300m Innovation and Enterprise Campus at Temple Quarter opened in 2026 and accommodate around 3,500 students.



Connectivity

Bristol benefits from excellent transport connectivity.



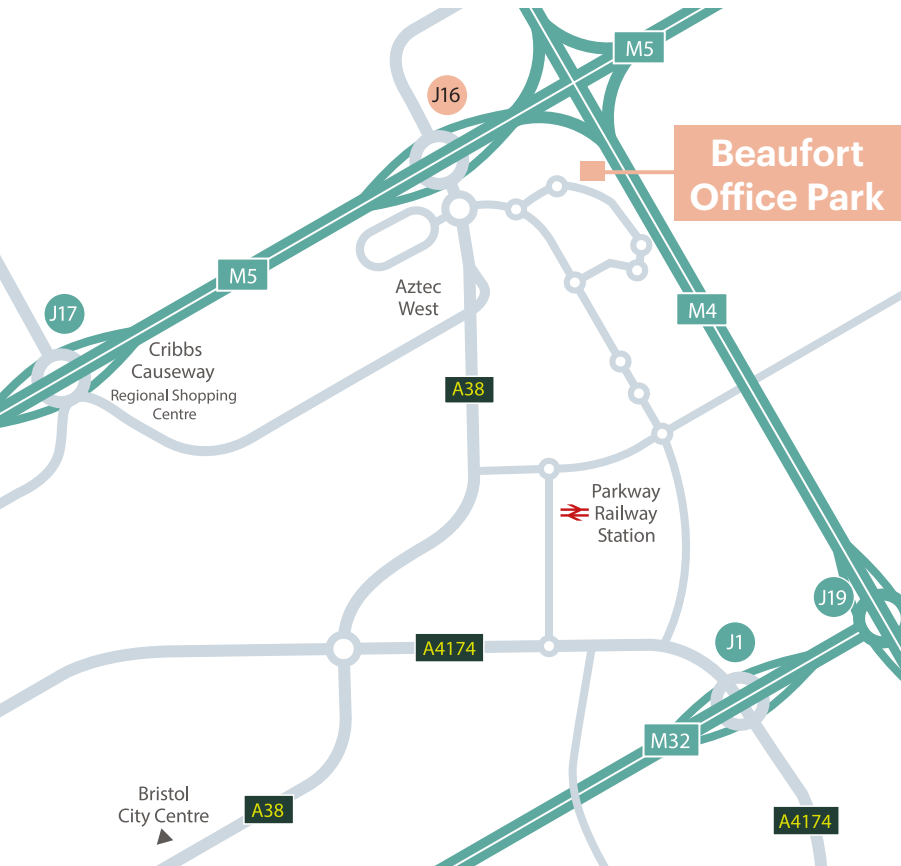
Almondsbury occupies a strategic position adjacent to the M4/M5 interchange, one of the South West's most important motorway junctions, providing excellent access to Bristol, South Wales, the Midlands, London and the wider national motorway network.



Bristol is served by two principal rail stations, Bristol Temple Meads and Bristol Parkway. Bristol Parkway Station located approximately 4 miles to the South East. Typical journey times from Bristol Parkway are approximately 1 hour 20 minutes to London Paddington, 35 minutes to Cardiff Central and 1 hour 15 minutes to Birmingham New Street.



Bristol Airport lies approximately 20 miles south-west of North Bristol and provides a comprehensive range of domestic and European flights. The airport handled more than 10 million passengers in 2024. Recent improvements include the opening of a new £60 million Public Transport Interchange, providing enhanced bus and coach capacity and improved access to the terminal.



Situation

The property is in Almondsbury, within the established North Bristol commercial corridor. The area is recognised as one of the city's principal out-of-town business locations, benefitting from excellent motorway connectivity, a strong local labour pool and a mix of office, industrial, logistics and service-based occupiers.

Beaufort Office Park benefits from a strategic location close to the M4/M5 interchange, providing excellent regional and national connectivity. Junction 16 of the M5 is readily accessible via the Aztec West roundabout, while the A38 provides a direct route towards Bristol city centre.

The immediate surroundings of Beaufort Office Park comprise several established business parks and office developments, including The Courtyard, Almondsbury Business Centre, Woodlands Business Park and Equinox. The wider North Bristol employment area is home to a diverse range of

occupiers, including TSB, RAC, Equans, Qualcomm, AtkinsRéalis, Babcock, Airbus, Rolls-Royce and the Ministry of Defence, reflecting the location's strong appeal to major corporate, engineering, technology and professional services organisations.

In addition, the property is well placed relative to the emerging Brabazon development on the former Filton Airfield, one of the South West's largest mixed-use regeneration schemes. On completion, Brabazon is expected to deliver a new urban quarter comprising residential accommodation, student housing, commercial office and industrial space, schools, retail and leisure uses, the new Aviva Arena and enhanced transport infrastructure.

Bristol Parkway railway station is within a short drive of Beaufort Office Park and provides direct services to London Paddington and other major centres. The park is also served by local bus connections along Woodlands Lane and the surrounding road network.



BUCKINGHAM COURT

BLenheim COURT

BEAUFORT COURT

BUCKINGHAM COURT

- 1. ARV Solutions
- 2. Pick Everard
- 3. DEF UK Ltd
- 4. Vacant

BLenheim COURT

- 1. Epiq Europe Ltd
- 2. SAH Diagnostics Ltd
- 3. Corps of Commissions Management Ltd
- 4. Gigawatt Electrical Services Ltd

- 5. St John Ambulance
- 6. St John Ambulance
- 7. Thomas Recruitment Ltd
- 8. Meril UK Ltd

BEAUFORT COURT

- 1. Bouygues UK Ltd (Ground Floor)
- 1. Vacant (First Floor)

Description

Beaufort Office Park, developed in the 1990s, comprises Buckingham Court, Blenheim Court and Beaufort Court, and is arranged as a terrace of eight office units, together with two semi-detached office buildings and one detached office.

Each office comprises two-storey, self-contained office accommodation arranged beneath pitched, tiled roofs, with specifications including WCs, double glazed windows, suspended ceilings and dedicated forecourt parking.

The first floor of Beaufort Court has recently completed a refurbishment program, and specification include raised floors, new ceiling tiles, carpet, floor boxes, lighting and air-conditioning throughout.

Externally, the property benefits from 134 parking spaces, providing an excellent car parking ratio of 1:247 sq ft.



Male and female WCs



Double glazed windows



Excellent car parking ratio of 1:247 sq ft.



Air conditioning (Beaufort Court)



Suspended Ceilings

Site

The site extends to 1.71 acres. The two buildings highlighted in blue have been sold LLH as per the Tenancy Schedule.



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following approximate areas:

Unit	Area (Sq M)	Area (Sq Ft)
Unit 1 Blenheim Court	139	1,492
Unit 2 Blenheim Court (Sold LLH)	139	1,492
Unit 3 Blenheim Court	139	1,496
Unit 4 Blenheim Court	138	1,487
Unit 5 Blenheim Court	139	1,495
Unit 6 Blenheim Court	138	1,485
Unit 7 Blenheim Court	140	1,504
Unit 8 Blenheim Court	139	1,491
Unit 1 Buckingham Court (Sold LLH)	289	3,113
Unit 2 Buckingham Court	289	3,115
Unit 3 Buckingham Court	291	3,130
Unit 4 Buckingham Court	290	3,117
Beaufort Court	805	8,668
Total	3,074	33,085
Total (excluding those sold LLH)	2,646	28,480

Tenure

The property is held on a freehold basis under title number AV178232.



Tenancies

Unit	Tenant Name	Area Sq Ft	Lease Start	Lease Expiry	Rent Review	Lease Break	Passing Rent pa	Passing Rent psf	ERV pa	ERV psf	1954 Act	Comments
Unit 1 Blenheim Court	Epiq Europe, Ltd	1,492	24/10/2018	23/10/2028		24/10/2026	£24,618	£16.50	£26,110	£17.50	Out	Break option not exercised. 2 month rent free if break option not exercised from 24/10/2026 (Vendor to top-up).
Unit 3 Blenheim Court	Corps of Commissioners Management Ltd	1,496	14/01/2018	13/01/2028	13/01/2026		£24,684	£16.54	£26,180	£17.50	Out	Rent review outstanding.
Unit 4 Blenheim Court	Gigawatt Electrical Services Ltd	1,487	10/11/2023	09/11/2028		09/11/2026	£24,536	£16.40	£26,023	£17.50	Out	Break option not exercised.
Unit 5 Blenheim Court	St John Ambulance	1,495	14/05/2013	13/05/2028			£24,668	£16.59	£26,163	£17.50	Out	
Unit 6 Blenheim Court	St John Ambulance	1,485	14/05/2013	13/05/2028			£24,503	£16.39	£25,988	£17.50	Out	
Unit 7 Blenheim Court	Thomas Recruitment Ltd	1,504	10/11/2023	09/11/2028			£24,816	£16.71	£26,320	£17.50	Out	
Unit 8 Blenheim Court	Meril UK Ltd	1,491	15/12/2023	14/12/2028		15/12/2026	£24,602	£16.36	£26,093	£17.50	Out	Break option not exercised.
Unit 2 Buckingham Court	G-Shaw, Green, Roderick, Burton & Almond	3,115	06/03/2017	05/03/2027	06/03/2022		£43,610	£14.00	£54,513	£17.50	In	Rent review outstanding.
Unit 3 Buckingham Court	DEF-UK Ltd	3,130	16/08/2017	15/08/2027			£51,645	£16.50	£54,775	£17.50	Out	
Unit 4 Buckingham Court	VACANT	3,117					£54,548		£54,548	£17.50		Unrefurbished. 12 month rates, insurance and SC guarantee.
Grd Floor- Beaufort Court	Bouygues (UK) Ltd	4,330	24/03/2026	23/03/2031		24/03/2029	£75,705	£17.48	£80,105	£18.50	Out	6 months notice on break.
1st Floor- Beaufort Court	VACANT	4,338					£80,253		£80,253	£18.50		Refurbished. 12 month rates, insurance and SC guarantee.
Total		28,480					£478,186	£22.74	£507,068	£17.80		
Unit 1 Buckingham Court Long L/Hold	James H. Roach and Deborah J. Roach	3,113	25/12/1989	24/12/2988							In	Sold LLH. Peppercorn ground rent.
Unit 2 Blenheim Court Long L/Hold	SAH Diagnostics Ltd	1,492	24/06/1990	23/06/2989							In	Sold LLH. Peppercorn ground rent.
		33,085										

EPCs

A schedule of EPC's and recommendation reports are available upon request.

VAT

We understand the property is elected for VAT, and it is anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

Data Room

Access to the data room is available upon request.

AML

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.



Proposal

We are instructed to seek offers of **£3,500,000** subject to contract and exclusive of VAT.

A purchase at this level reflects a **net initial yield of 9.21%**, rising to **12.83%** on letting the two vacant suites, after allowing for purchaser's costs of 6.50%. This reflects a **low capital value of £123 psf**.



Contact

Should you have any queries or wish to make an inspection, please contact:

Nick Thurston

nick.thurston@knightfrank.com
07752 375 002

Steve Oades

steve.oades@knightfrank.com
07920 807 796

James Frost

james.frost@htcre.co.uk
07741 664 631

Ian Lambert

ian.lambert@htcre.co.uk
07774 468 265



Knight Frank LLP

Floor 5
Assembly B
Cheese Lane
Bristol, BS2 0JJ

Hartnell Taylor Cook LLP

Nightingale House
Redland Hill
Bristol
BS6 6SH

knightfrank.com

htcre.co.uk

1. Particulars: Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP and Hartnell Taylor Cook LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP and Hartnell Taylor Cook LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Website: Information on the web-site about a property is liable to be changed at any time. All details are correct as of **OCTOBER 2026**

Adrian Gates Photography & Design 07710 316 991.