

Unit 4, Thornbury Office Park, Midland Way, Thornbury, BS35 2BS

690 SQ FT - 1ST FLOOR OFFICE SUITE - NEW LEASE AVAILABLE DIRECT FROM THE LANDLORD



savills

1st Floor, Unit 4, Thornbury Office Park, Midland Way, Thornbury

LOCATION - BS35 2BS

Thornbury is a thriving market town located in South Gloucestershire, approximately 12 miles north of Bristol and conveniently positioned close to the M5 motorway, providing excellent access to Bristol, the South West, the Midlands and South Wales. The town offers a strong mix of amenities, including a vibrant high street, supermarkets, cafés, restaurants and leisure facilities, making it an attractive place to live and work. Thornbury benefits from a highly skilled local workforce drawn from both the town itself and the wider Bristol region, while its proximity to major transport routes and Bristol's extensive business community makes it a popular location for businesses seeking connectivity and accessibility.

Description

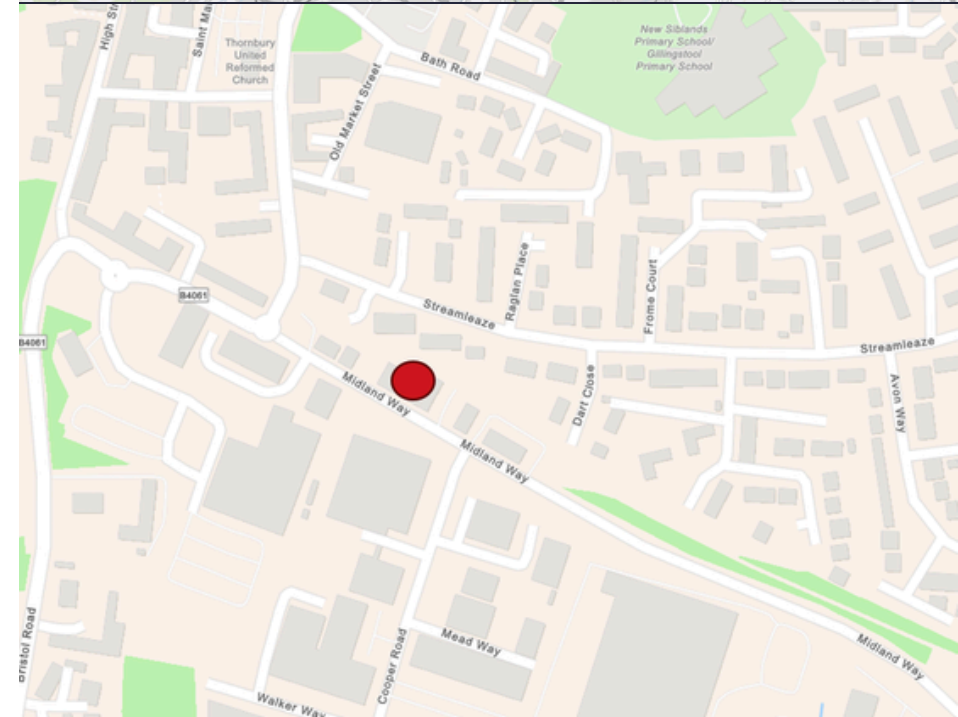
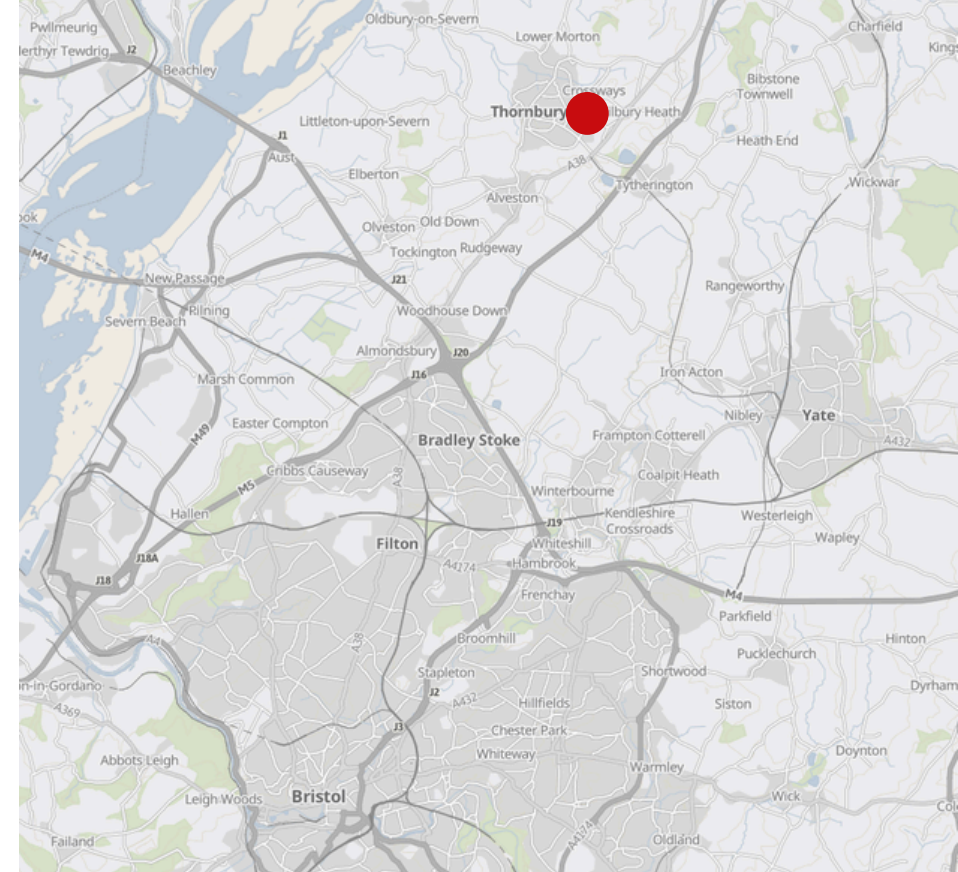
Thornbury Office Park is a well-established business destination situated on Midland Way, located on the southern edge of the town. The Office Park comprises a mixture of mainly detached and semi-detached office buildings between Midland Way and housing to the rear. The Park offers an attractive working environment with landscaped surroundings easy access to Thornbury town centre.

The property comprises a terraced office building over two storeys, constructed circa 1985.

The 1st Floor office suite of Unit 4 provides 690 sq ft of open plan office accommodation, benefiting from natural office light, accessed via a communal staircase. The first floor benefits from a communal kitchen / break out area shared with the ground floor office.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
1 st Floor	690 sq ft	64.1 sq m



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Term

Available by way of a new lease from the landlord for a term to be agreed.

Rent

Available on request.

Business Rates

1st Floors

Rateable Value £13,000

Rates Payable 2025/26 £5,616 (£8.13 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

Use

Use Class E commercial (formerly B1 Offices).

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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