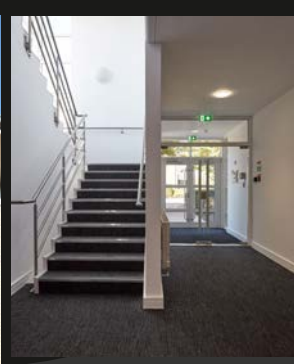




THREE
HUNDRED
& TEN
BRISTOL
BUSINESS
PARK

Superbly refurbished modern two-storey office building
6,023 sq ft (559.5 sq m) with 30 on site car parking spaces



LOCATION

Bristol Business Park is established as one of the premier office locations in North Bristol. Neighbouring occupiers include Thales, Boeing, UWE and The Forestry Commission.

Bristol Business Park is located approximately 3 miles north of the City Centre and less than a mile from Junction 19 of the M4 Motorway. The park is adjacent to the University of the West of England and is just over 3 miles from Parkway Mainline Railway Station and the MOD procurement facility at Filton.

DESCRIPTION

310 Bristol Business Park is a modern two-storey office building of brick construction which has just been fully refurbished.

The offices are accessed via a shared reception at ground floor level with WC's provided at both levels and a new shower facility. The accommodation is newly refurbished to provide for open plan office accommodation benefiting from new air conditioning, new suspended ceilings, new LG7 lighting, full accessed raised floor and newly fitted carpet.

ACCOMMODATION

Floor	Sq ft	Sq m
Ground Floor	2,985	277.3
First Floor	3,038	282.2
Total	6,023	559.5

Car Parking 30 spaces

TENURE

The premises are available by way of a new full repairing and insuring lease, for a term of terms to be agreed, direct from the landlord.

RENT

£19.50 per sq ft per annum exclusive of business rates, service charge, insurance and VAT.

RATES

Interested parties are advised to verify the actual rates payable with Bristol City Council.

First Floor	£50,000 RV
Ground Floor	£47,750 RV
Total	£97,750 RV

Estimated rates payable £ 8.00 psf equating to £48,190.75 per annum for the whole building.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

C-74.

VIEWING

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

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. HTC/Hollister 1636 12/18.