

1500

PARKWAY NORTH
GREAT STOKE WAY
BRISTOL BS34 8YU



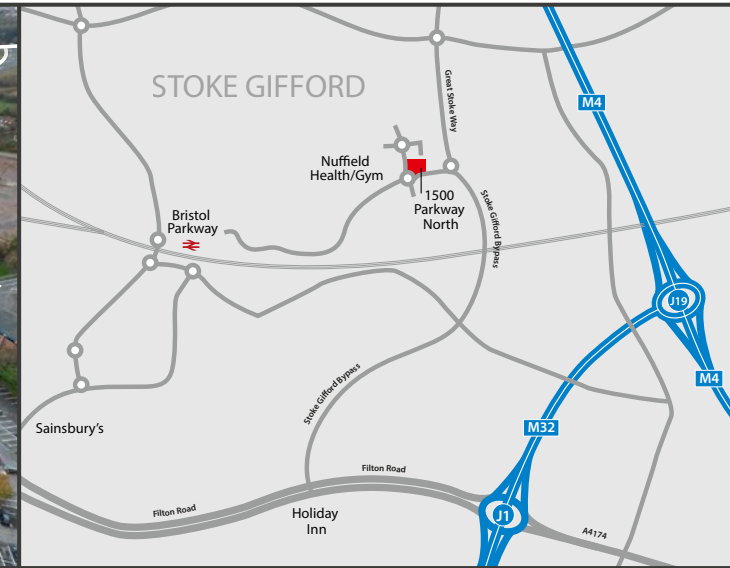
TO LET

High quality ground
floor office

5,747 SQ FT

1500

PARKWAY NORTH
GREAT STOKE WAY
BRISTOL BS34 8YU



LOCATION

Parkway North is an established high quality landscaped business park, located just south of the M4 and 6 miles north east of Bristol city centre. It is situated within walking distance of Bristol Parkway railway station, which offers significantly reduced journey times to London Paddington on the newly electrified mainline. Due to the recently opened Stoke Gifford Bypass, road communications to the office park are greatly improved with an approx. journey time to the M4 now taking just 6 minutes. Local road links have also been greatly improved.

DESCRIPTION

1500 Parkway North is a well presented two storey modern office building situated in a prominent position at the entrance of the park. The common parts of the building have been extensively refurbished by the landlords and feature a double height reception area, impressive entrance and fully modernised washroom facilities.

The available office space is located on the ground floor and offers a rare opportunity for fast growing organisations looking for immediate occupation. The office areas have also been recently refurbished and offer an open plan layout with newly installed cost effective LED lighting, modern meeting rooms and private offices. In addition there is a high quality break out and kitchen area along with a dedicated server room and shower facilities. The offices have raised floors, comfort cooling and heating as well as a suspended ceiling.

PARKING

The available office accommodation includes 25 car parking spaces, which equates to an excellent parking ratio of 1 per 230 sq ft.

ACCOMMODATION

| | | |
|--------------|-------------|-------------|
| Ground Floor | 5,747 sq ft | 533.90 sq m |
|--------------|-------------|-------------|

TENURE

The ground floor offices are available on a new full repairing and insuring lease, subject to a service charge, for a term of years to be agreed direct with the Landlord.

RENT

£19.00 per sq ft per annum, exclusive of service charge, business rates and VAT.

SERVICE CHARGE

£3.64 per sq ft (2019 Financial Year).

RATES

| | |
|-------------------------|------------|
| Rateable Value: £87,000 | UBR: 50.4p |
|-------------------------|------------|

Rates Payable: £43,848

Please verify the actual rates payable with the local authority.

EPC

Rating C (70).

LEGAL COSTS

Each party is to bear their own legal costs incurred with this transaction.

VIEWING

For further information please contact the sole agent.

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Important Notice.

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

HD2322/HTC/CBRE Hollister 09/19.