

**To Let**

**3110 Great Western Court**

**Stoke Gifford, Bristol, BS34 8HP**

**Hartnell  
TaylorCook**





## TO LET

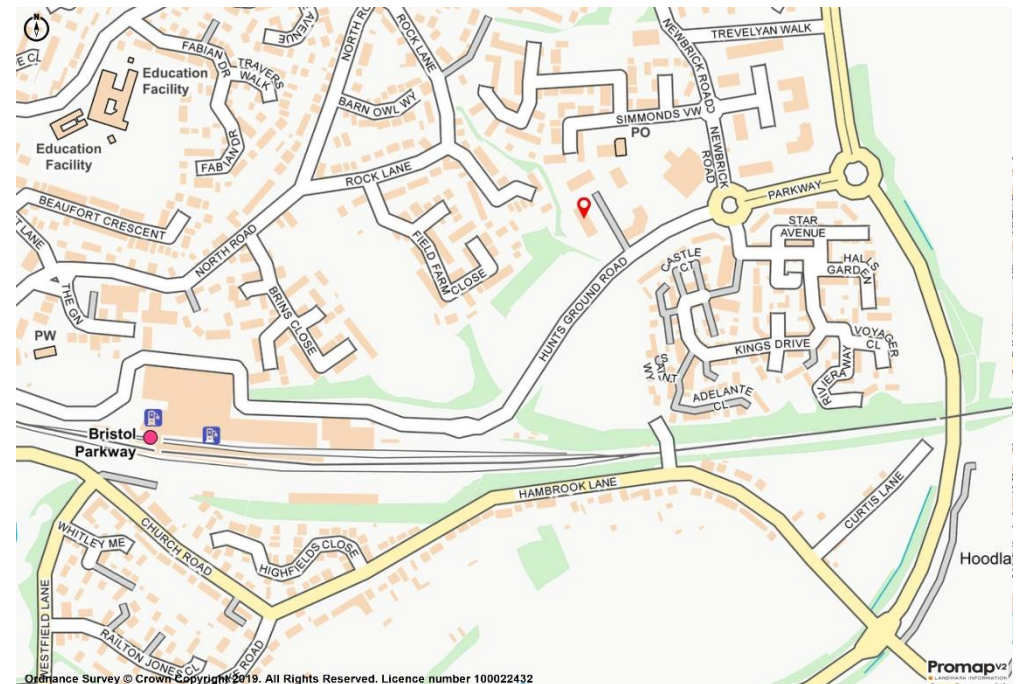
3110 Great Western Court, Stoke Gifford, Bristol, BS34 8HP

### Location

Great Western Court is an established and high quality landscaped office park located in the Stoke Gifford area. The park itself is located just off Great Stoke Way which provides direct access to the M32 and Junction 19 of the M4 via the new Stoke Gifford bypass and Filton Road. Bristol City Centre is approximately 5 miles to the south and is accessed via the M32.

Bristol Parkway Rail Station is within close proximity and offers regular train services to London Paddington. The property is also within walking distance to a new MetroBus stop which provides direct links to South Bristol and the City Centre every 10 minutes during peak times.

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### Description

Building 3110 is a detached two storey office building with double height main reception area and high quality meeting rooms and kitchen/break space located at first floor. The accommodation comprises ground and first floor with the following specification;

- Ground floor reception
- Air conditioning
- Gas fired central heating
- Suspended ceiling
- Recessed LG7 lighting
- Full access raised floors
- Double glazed windows
- Male, female and disabled WC facilities located on each floor
- 1x 8 person passenger lifts to all floors
- 52 car parking spaces available
- Shower facilities

### Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the available accommodation has the following approximate total net internal floor area.

	SQ FT	SQ M
Ground Floor	5,064	470.46
First Floor	5,112	474.92
<b>TOTAL</b>	<b>10,176</b>	<b>945.38</b>





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### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rental

Available on application.

### Service Charge

Available on application.

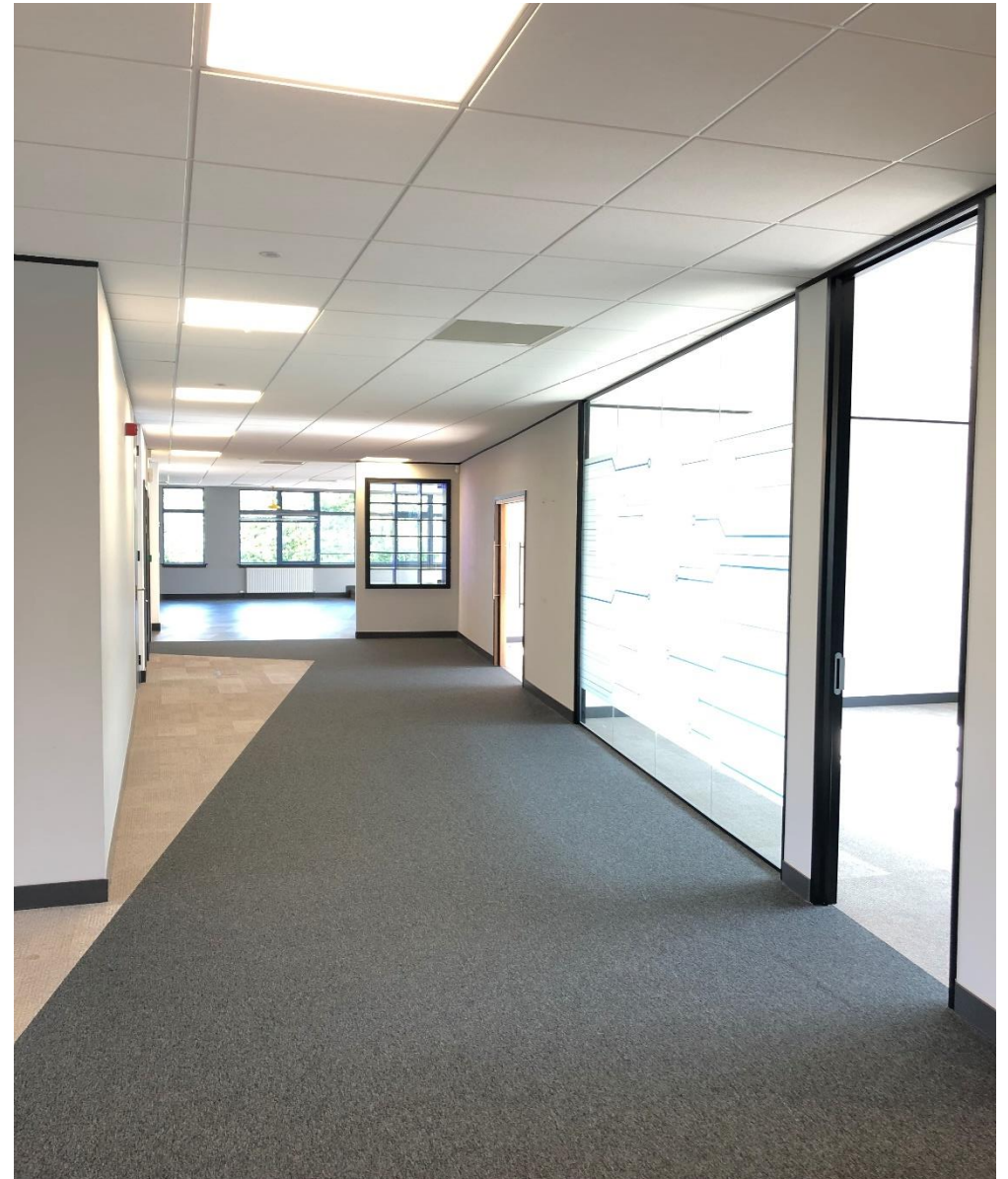
### Business Rates

**Rateable Value:** £66,500 | £68,500

**UBR:** 50.4p

**Rates Payable:** £33,516 | £34,524 per annum

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

## EPC

Rating C (68).

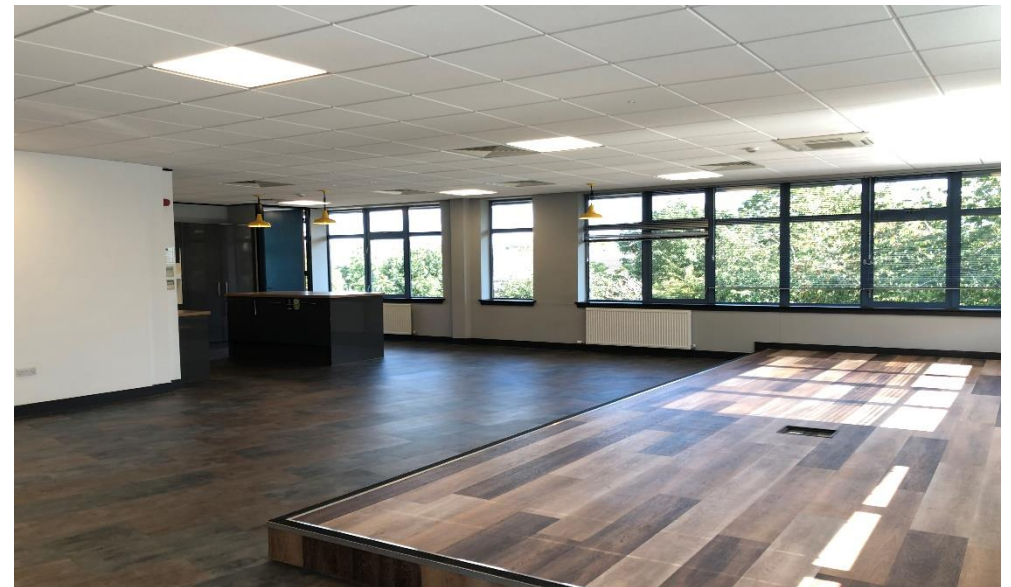
## Legal Costs

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

## Viewing

Viewing strictly by appointment through Hartnell Taylor Cook or our joint agents CBRE.

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For further information or to arrange an inspection of the site, please contact the below:

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**CBRE**

## September 2019

SUBJECT TO CONTRACT

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