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FOR SALE / MAY LET

Self Contained Office Building

**21 Apex Court, Woodlands Lane,
Almondsbury, Bristol, BS32 4JT**

2,535 sq ft (235.5sq m)

- Probably the best offices on Apex Court
- Refurbished and upgraded to a high standard
- High quality fit-out.
- 8 car parking spaces

Location

Apex Court is an established purpose-built office campus in Almondsbury benefitting from excellent road links, junction 16 of the M5 motorway being just 1 mile distant, giving direct access to the M4/M5 Motorway interchange. Bristol Parkway railway station lies within 3 miles and the M32 Motorway provides swift access to Bristol city centre.

Description

21 Apex Court is a semi-detached 3 storey office building with surface level parking. Internally, the accommodation has been recently upgraded and is offered in excellent condition with the benefit of a very attractive fitout. The specification includes:

- Suspended ceilings with LED lighting.
- Ceiling mounted comfort cooling + heating
- Raised floors
- High quality glazed partitioned meeting rooms
- Extensive break out space
- Kitchenettes
- Shower
- Security alarm



Accommodation

Floor	sq m	sq ft
Second	86.1	927
First	73.3	789
Ground	76.1	819
Total	235.5	2,535



Parking

Externally the property benefits from 8 car parking spaces and a dedicated electric car charging point.

VAT

The building is elected for VAT.

Terms

The building is available on a freehold basis for the sum of £349,000 exclusive of VAT.

Alternatively, the building can be made available on a leasehold basis for a term of years to be agreed.

Important Notice

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**Business Rates**

Potential occupiers should make their own enquiries of the local billing authority.

EPC

The building has an EPC rating of E(104).

Legal Costs

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

Viewing

For further information or to arrange a viewing please contact the sole agents, Knight Frank LLP

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