

To Let

Modern, air conditioned offices

First floor 7,716 sq.ft. (716.8 sq.m.)

Part second floor 2,921 sq.ft. (271.3 sq.m.)



Estune

Business Park

Long Ashton, Bristol BS41 9FH





Estune Business Park

comprises two purpose built three-storey buildings arranged around a landscaped central car park.

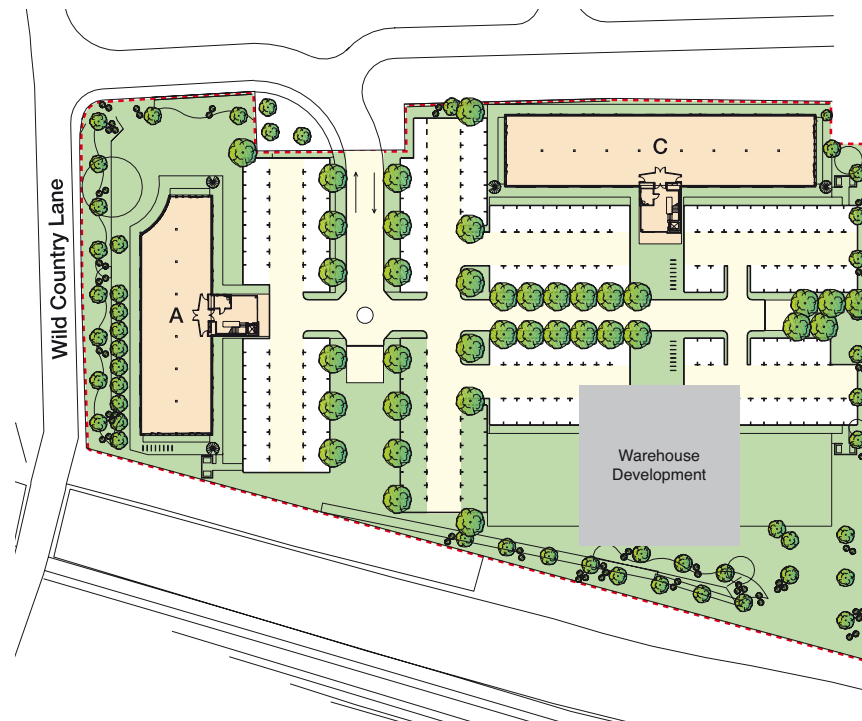
Each building is air conditioned and suites of 2,921 sq.ft. (271.3 sq.m.) plus are available.



Location

Long Ashton is a village situated just 1.5 miles from Bristol. The village is attractive and benefits from its own shops and amenities, but also benefits from easy access to both Bristol's vibrant City Centre and the motorway network, whilst avoiding the congestion of an in-town location.

The A370 is approximately a mile distant which provides direct access to both Bristol and Weston-Super-Mare. Estune Business Park is situated only 5 miles from Bristol Temple Meads railway station and the international airport 5 miles away.



Local Amenities

- David Lloyd Leisure Centre & Creche
- Day Nursery
- Park & Ride
- Sainsbury's Food Store
- City Centre shopping
- Redwood Lodge Hotel & Leisure Club
- The Ashton Court Estate
- Public Houses and shops within the village
- Holmes Place Health Club
- Bristol & Clifton Golf Club
- Long Ashton Golf Club



Second floor

Tenure

Each floor is available on a new effective FRI lease by way of a service charge for a term of years to be agreed.

VAT

Any letting will be subject to VAT at the prevailing rate.

Specifications

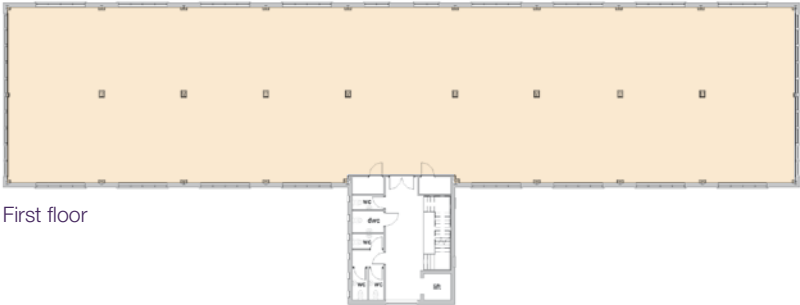
- Air conditioning
- Raised access floors
- Suspended ceilings with recessed lighting
- Double glazed windows
- 8 person passenger lift
- Male, Female and disabled WC facilities on each floor
- Parking at 1:378 sq.ft.
- DDA compliant
- Carpets

Floor areas

Building C

Part second floor	2,921 sq.ft.	271.3 sq.m.
First floor	7,716 sq.ft.	716.8 sq.m.

The first floor can be sub divided to meet occupiers requirements.



First floor



Viewing and further information

Please contact the agents.



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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. BNPP/CBRE Hollister HD2329 08/19