



# To Let

Building 2  
Westpoint Court  
Almondsbury  
Bristol  
BS32 4PS

Preliminary  
Particulars

July 2016



- 6,469 sq. ft. (601.0 sq. m.)
- Available late 2016
- Modern detached office building
- Excellent access to M4/M5 Motorways
- Outstanding car parking ratio at 1:175 sq. ft.

## Location

Almondsbury Business Park is a well-established business location strategically situated at Junction 16 of the M5 Motorway, less than 1 mile from the M4/M5 Interchange, which provides access to London, south Wales and the Midlands. Bristol City Centre lies approximately 5 miles to the south and can be accessed via the M32 or A38.

Bristol Parkway Railway Station is located some 2 miles to the south and Cribbs Causeway Regional Shopping Centre is approximately 10 minutes' drive from Almondsbury.

Westpoint Court itself is situated off Great Park Road in close proximity to the RAC Regional Control Centre which overlooks the M4/M5 Interchange. Other local occupiers include Ultimate Finance Group, Redrow Homes, South West Ambulance Service and TSB.

## Description

Building 2 offers a high quality self-contained office building arranged over ground and first floors. The building is of brick elevations incorporating double glazed windows beneath a pitched roof.

Internal specification includes the following features:-

- Ground floor reception area
- Air conditioning
- Raised floors
- Suspended ceilings
- Passenger lift
- WC facilities on both floors
- Disabled WC

## Floor Areas

We understand that the accommodation comprises the following approximate floor areas:-

Building 1	Sq. ft.	Sq. m.
Reception	100	9.3
Ground	3,081	286.2
First	3,288	305.5
<b>Total</b>	<b>6,469</b>	<b>601.0</b>

## Car Parking

The buildings benefits from 37 on site car spaces giving an excellent ratio of 1:175 sq. ft. net internal.

## Availability

The building is available on a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The quoting rent equates to £18.00 per sq. ft. per annum, exclusive.

## Rateable Value

The building has a 2010 Rateable Value of £102,000 giving a 2016/17 rates liability of £50,694.

Interested parties are advised to make their own enquiries in respect of business rates.

## Legal Costs

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

## EPC

100 – D.

## VAT

All figures are quoted in these details are exclusive of VAT whether or not chargeable.

## Viewing

For further information or an appointment to view please contact the joint agents:

### Richard Kidd

T: 0117 988 5244

E: [richard.kidd@gva.co.uk](mailto:richard.kidd@gva.co.uk)

### Alex Riddell

T: 0117 988 5269

E: [alex.riddell@gva.co.uk](mailto:alex.riddell@gva.co.uk)

**Note – a further 5,652 sq. ft. in Building 1 may be available in late 2016.**

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