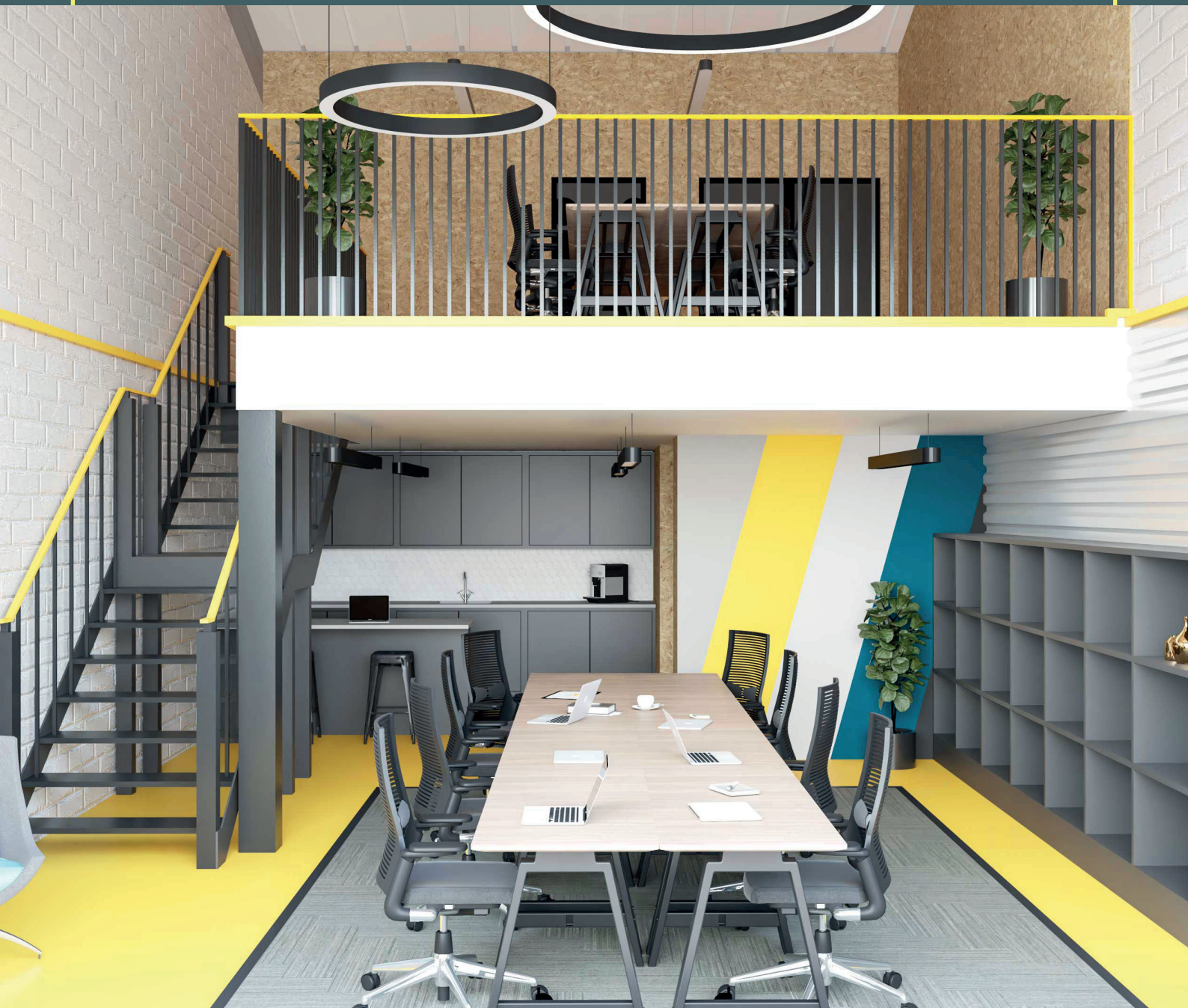


To Let

4 Newly Refurbished Office Suites Ready To Occupy

# THE POWERHOUSE



Great Park Road, Bristol BS32 4RU



### Description

The Powerhouse is a high quality, recently converted office building providing accommodation over a total of 2 floors together with secure onsite allocated car parking.

### Location

The Powerhouse is located in Almondsbury within an established office park comprising tenants such as RAC and EE.

Minutes from the M4/M5 Almondsbury interchange, providing easy access into Bristol City Centre, London, the south west and Wales.

A range of nearby amenities include leisure facilities, public houses, cafés and restaurants and also the Willow Brook Centre where tenants include Tesco, Harvester, Boots and Costa Coffee.

For working parents, a day nursery is situated within the grounds.

## Just 3 minutes from junction 15/16 on the M4 & M5

The accommodation has been comprehensively refurbished and benefits from:

- Modern, industrial-style design
- Flexible office layouts with kitchenettes, WC facilities
- Parking available
- Connection to super fast fibre broadband
- LED lighting

### Accommodation

The property has been measured in accordance with IPMS3 and comprises the following (approx) areas:

	Sq ft	Sq m
<b>Unit 1</b>	2,852	265.6
<b>Unit 2</b>	1,412	131.1
<b>Unit 3</b>	1,219	113.29
<b>Unit 4</b>	1,219	113.29

### Travel times

You'll find us just 3 minutes from Junction 15/16 on the M4 & M5 and 10 minutes from Bristol Parkway rail station with direct trains to London.

### Car and Cycle Parking

The accommodation benefits from onsite, allocated car parking and secure cycle spaces.

### Broadband

The development benefits from super fast broadband. Further information available upon request.

## Find us 10 minutes from Bristol Parkway rail station with direct trains to London

### Terms

The accommodation is offered by way of a new full repairing and insuring service charge lease for a term of years to be agreed.

### Rent & Service Charge

Upon application.

### VAT

The building will be elected for VAT. The rent and service charge will be subject to VAT at the prevailing rate.

### Legal Costs

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

### EPC

An EPC has been commissioned and will be available for inspection.

### Use

The property has planning consent B1 (Business-Offices) under the Town & Country Planning (Use Classes) Order 1987.

### Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

[www.voa.gov.uk](http://www.voa.gov.uk).





# THE POWERHOUSE

**Great Park Road, Bristol BS32 4RU**

## Viewing & Contact Information

For further information or to make an appointment to view please contact the joint sole agents Alder King or ETP.



### ETP Property Consultants

Julian Bladen

0117 973 1474

[julian@etpproperty.co.uk](mailto:julian@etpproperty.co.uk)

Amy Hoskins

0117 317 1724

[amy@etpproperty.co.uk](mailto:amy@etpproperty.co.uk)



### Alder King Property Consultants

Rebecca Harries

0117 317 1086

[rharries@alderking.com](mailto:rharries@alderking.com)

Thomas Dugay

0117 317 1094

[tdugay@alderking.com](mailto:tdugay@alderking.com)

Misrepresentation Act 1967: ETP and Alder King for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither ETP and Alder King nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Design by [simonmartindesign.com](http://simonmartindesign.com)