

MODERN OPEN-PLAN OFFICES

BUILDING C - TO LET 2,921 - 10,337 sq ft (271.3 - 960.3 sq m)



**ESTUNE
BUSINESS
PARK**

Long Ashton,
Bristol BS41 9FH



Modern open plan
air-conditioned offices



Tranquil landscaped
environment



Excellent on-site car
parking ratio



Plentiful local
amenities



Good access to A370,
A38 and Bristol Airport

LOCATION

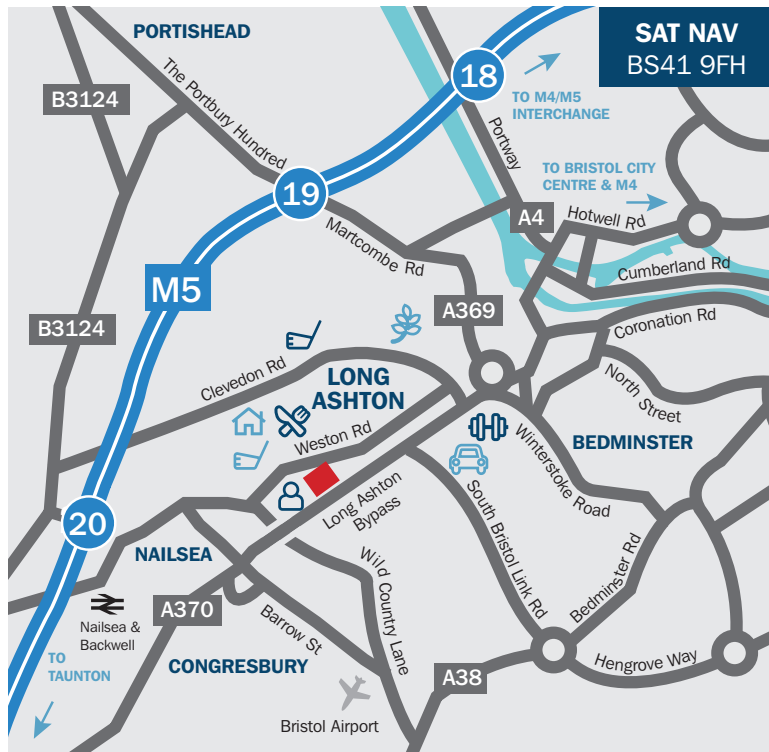
- Excellent access to; Bristol city centre via the A370, M5 junctions 18 & 19 via the A4 Portway and A38 & Bristol Airport via the new South Bristol Link Road
- Bristol Temple Meads Railway Station is 5 miles away and Nailsea & Backwell Railway Station is 2 miles away
- Site sits on the Bristol to Nailsea National Cycle Network 33
- Plentiful local shops, eateries, public houses and amenities
- Easy access to the Long Ashton Park and Ride

ACCOMMODATION	SQ FT	SQ M
Part Second	2,921	271.3
First floor	7,416	689.0
TOTAL	10,337	960.3

Measured on a NIA basis



- Air-conditioned
- Raised floors
- 8 person passenger lift
- Carpeted
- Compliant with current disabled access requirements
- Full height glazing at both ends
- Secure site
- Landscaped park environment
- Car parking ratio of 1:378 sq ft approx



LOCAL AMENITIES

- David Lloyd Leisure Centre & Crèche
- Public Houses and shops within the Long Ashton village
- Apple Tree Day Nursery
- Park & Ride
- Gatcombe Farm Shop
- The Ashton Court Estate
- Bristol & Clifton Golf Club
- Long Ashton Golf Club

TENURE:

Each floor is available to lease on full repairing and insuring terms.

VAT:

The rent is subject to VAT at the prevailing rate.

FOR VIEWING AND FURTHER INFORMATION:

Please contact the joint sole agents.



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SUBJECT TO CONTRACT

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