

To Let

Ground Floor, 3110 Great Western Court, Stoke Gifford Bristol, BS34 8HP



Location

Great Western Court is an established and high quality landscaped office park located in the Stoke Gifford area. The park itself is located just off Great Stoke Way which provides direct access to the M32 and J19 of the M4 via the new Stoke Gifford bypass and Filton Road. Bristol Parkway rail station is within close proximity and offers regular train services to London Paddington.

Bristol city centre is approximately 5 miles to the south and is accessed via the M32.



CONTACT US

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CBRE

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Ground Floor, 3110 Great Western Court, Bristol



Description

Building 3110 is a detached 2-storey office building with double height main reception area.

The available accommodation comprises the ground floor which benefits from the following outline specification:-

- Raised floors
- Suspended ceilings with recessed lighting
- Air conditioning
- Double glazed windows
- Male, Female WC facilities
- 26 on site car spaces

Accommodation

The suite extends to approximately 5,064 sq. ft. on a net internal basis.

Availability

The suite is available on a new effectively full repairing and insuring lease by way of a service charge for a term to be agreed. Service charge details are available from the agents.

Rent

Available upon request.

Rateable Value

Interested parties are advised to make their own enquiries with the local billing authority as to the exact rate liability for the suite.

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of C (59). A copy of the EPC can be made available upon request.

Viewing

Please contact either Richard Kidd or Alex Riddell at CBRE or our joint agents Colliers James Preece on 0117 917 2047 or Alfie Passingham on 0117 917 2080.

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