

# TO LET

510, Bristol Business Park, The Avenue, Bristol

**Hartnell**  
**TaylorCook**



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## LOCATION - BS16 1EJ

Building 510 Bristol Business Park is located in the heart of Bristol Business Park just off Junction 1 of the M32 motorway. The Park is well located adjacent to the University of the West of England and close to the retail amenities at Abbey Wood.

## DESCRIPTION

510 Bristol Business Park is a high quality modern two storey office building of brick construction under a pitched, tiled roof.

The office accommodation is accessed via an impressive double height reception area with both lift and stair access to the first floor.

The building is currently occupied by a serviced office provider and is configured with a number of individual offices at ground and first floor level but this could be fully refurbished to an open plan configuration.

The premises currently benefit from air conditioning, raised floors, Cat 2 lighting and central heating.

## PARKING

Externally there are 65 car spaces providing an excellent ratio of 1:187 sq ft.

## ACCOMMODATION

|              |              |               |
|--------------|--------------|---------------|
| Ground floor | 6,087 sq ft  | 565.50 sq m   |
| First floor  | 6,064 sq ft  | 563.36 sq m   |
| Total        | 12,151 sq ft | 1,128.86 sq m |

## TENURE

The building is available by way of a new lease.

## RENT

£19.50 per sq ft exclusive of rates, service charge and VAT.

## SERVICE CHARGE

The estate service charge is available on application.

## RATES

The accommodation is currently subject to a multiple assessment for rates and the prospective occupier is advised to contact the local council to establish the level of rates payable.

## EPC

The building currently has an energy performance rating of G (195) - a copy of the certificate can be made available upon request. A new EPC will be obtained followed refurbishment works.

## LEGAL COSTS

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

## VIEWING

For further information or to arrange an inspection, please contact the above.

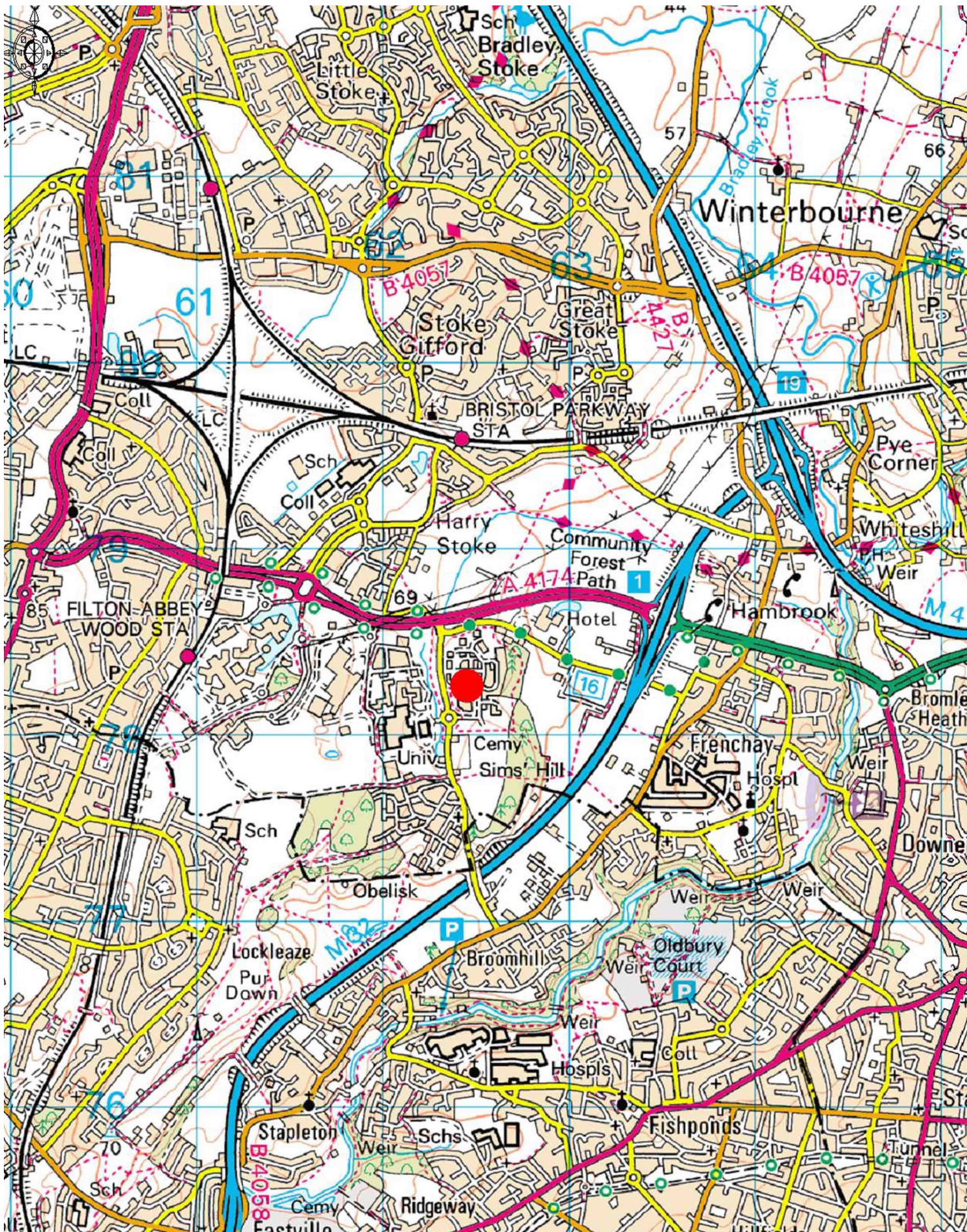
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### SUBJECT TO CONTRACT

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