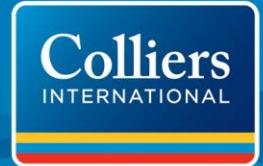


**TO LET**

## Newly Refurbished Self-Contained Offices



### **Oak House** Fountain Court, Bradley Stoke Bristol, BS32 4LA

- High quality, newly refurbished office accommodation
- Self-contained, air conditioned building
- Prominent, well-connected business park location
- 27 car parking spaces

**6,849 Sq Ft (636 Sq M)**  
**Rent on application**

### CONTACT US

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Or joint agents Turner Locker through:

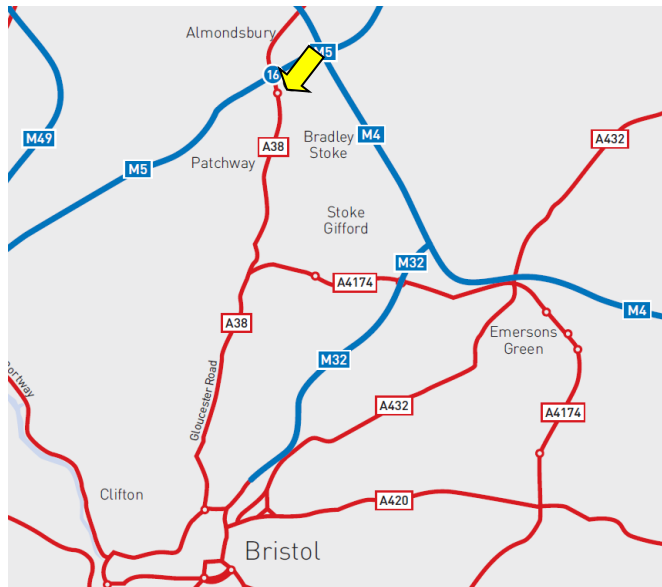
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# Oak House, Fountain Court, Bradley Stoke, Bristol, BS32 4LA

## LOCATION

Fountain Court occupies a strategic location adjacent to the M4/M5 interchange. Motorway access is gained at Junction 16 of the M5 located approximately 1 mile to the west via the A38, Gloucester Road which also links with Bristol City Centre which is 7.5 miles to the south.



## DESCRIPTION

Fountain Court is a purpose built office park set in attractive, landscaped grounds.

Oak House is a self-contained building arranged over ground and first floors. The building has undergone an extensive refurbishment to the following specification:

- Raised access floors
- Suspended ceilings
- LED lighting
- Air conditioning
- Newly refurbished WC's and common areas
- Shower
- 27 car parking spaces

## CAR PARKING

27 surface spaces.

## TERMS

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

## RENT

On application.

## FLOOR AREAS

Ground Floor – 3,355 sq ft (312 sq m)

First Floor – 3,494 sq ft (324 sq m)

**Total – 6,849 sq ft (636 sq m)**

## LEGAL COSTS

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

## BUSINESS RATES

The tenant will pay the business rate associated with the building.

## ESTATE CHARGE

The tenant will pay a fair proportion of the estate charge.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC

C [65]

## VIEWINGS

Strictly by appointment through either joint agent.



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