



KnightFrank.com



To Let

Fully fitted ground floor office accommodation

Bradbrooke House, Almondsbury Business Centre, Bristol

- 2,020 sq ft (188 sqm)
- 8 Car Parking Spaces
- Excellent access to M4/M5 junction
- Available as a fully fitted offices or stripped out as required

Subject to Contract

0117 945 8814

Knight Frank, Tyndall House, 17 Whiteladies Road, Bristol BS8 1PB
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Location

Brabdbrooke House is located within 5 minutes drive of the M4/M5 Almondsbury motorway interchange. Local amenities are in close proximity to the property which include; Tesco Metro, Hilton Hotel and the major regional shopping centre at Cribbs Causeway with the Bristol Parkway Mainline Station are less than a 10 minutes' drive away.

Description

The ground floor comprises open plan office accommodation benefitting from suspended ceilings with recessed lighting, full access raised floors and comfort cooling and separate ladies and gents WCs and shower.

The space is fully fitted as an office with the benefit of existing meeting rooms, Cat 5 cabling and kitchenette. The accommodation can be provided in the condition or should an occupier wish fully stripped out and redecorated.

The tenant is willing to leave the office in its existing state, including a kitchen, meeting rooms and furniture, due to the limited amount of years left on the lease.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following approximate area:

Area	Sq. Ft.	Sq. M.
Ground Floor	2,020	188

Car Parking

8 car parking spaces are available at surface level providing an excellent car parking ratio of 1:252.

Tenure

The suite is available either by way of assignment of the existing lease until 12th August 2020 at a rental of £14.00 per sq ft.

Or by way of an effective full repairing and insuring sublease lease until lease expiry.

Interested parties are advised to verify the rates payable with Bristol City Council

Service Charge

Further details are available on request.

Energy Performance Certificate

An Energy Performance Certificate is available on request. The property has an energy performance assessment rating of D (98).

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing

Viewing and further information is strictly by prior appointment through the joint sole agents:

Knight Frank

Martin Booth

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or

Andy Smith

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Or joint Agent Burston Cook

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