

TO LET

Bredon House, Almondsbury Business Centre, Great Park Road, Almondsbury, Bristol

**Hartnell
TaylorCook**



Contact

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LOCATION - BS32 4QH

Bredon House is one of nine buildings located on the established Almondsbury Business Centre and is accessed from either Great Park Road or Woodlands, Almondsbury.

The premises are well connected with Junction 16 of the M5 and the M5/M4 interchange being close by and Bristol Parkway Railway Station just 4 miles to the south and easily accessed via Bradley Stoke Way.

DESCRIPTION

Bredon House is a mid terraced building, prominently positioned on the south side of the Business Centre providing office accommodation over two storeys.

The first floor is refurbished and the ground floor is to be fully refurbished and will benefit from new decoration, new carpeting, open plan layout and WC provision on both floors.

The floors can be split further to create smaller suites as listed below.

ACCOMMODATION

Ground Floor Suite B	794 sq ft	73.76 sq m
First Floor	1,730 sq ft	160.72 sq m
Total	2,524 sq ft	234.48 sq m

PARKING

There is on-site parking available with the property, 8 spaces are demised to the first floor and 3 demised to the part ground floor suite.

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed direct from the landlord.

RENT

Upon application.

RATES

Please verify the actual rates payable with the local authority.

EPC

The available suites have an energy performance rating of C (56) - a copy of the energy performance certificate can be made available upon request.

LEGAL COSTS

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

VIEWING

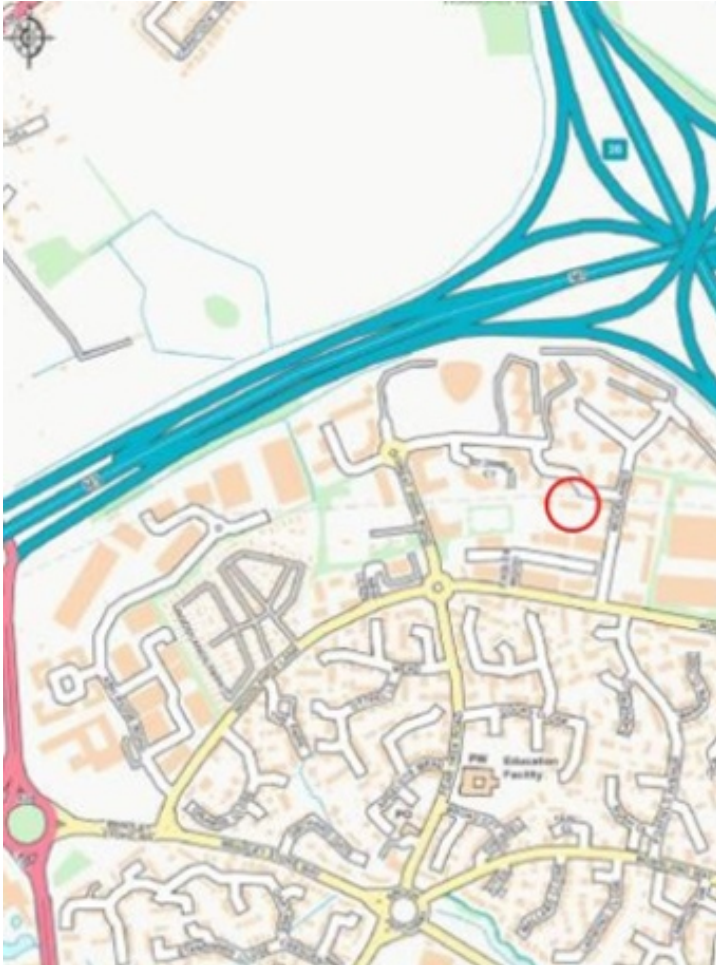
For further information or to arrange an inspection, please contact the above.

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Clifton
BS8 3JX
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htc.uk.com

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Energy Performance Certificate Non-Domestic Building

HM Government

Morsons International Ltd
Bredon House, Woodlands, Almondsbury Business Centre
Bradley Stoke
BRISTOL
BS32 4QH

Certificate Reference Number:
0410-0730-9929-6009-1096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

56

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 289
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45.85

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

69 If typical of the existing stock



SUBJECT TO CONTRACT

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