

To Let

Axis Beta

Almondsbury Business Park, Woodlands, Bristol

Hartnell
TaylorCook



TO LET

Axis Beta, Almondsbury Business Park, Woodlands, Almondsbury, Bristol, BS32 4JT

Location

Almondsbury Business Park is an established business park located just off the M5 motorway at Junction 16. The Park, comprising of a cluster of business premises, is situated overlooking the intersection of the M4/M5 interchange offering excellent transport connections.

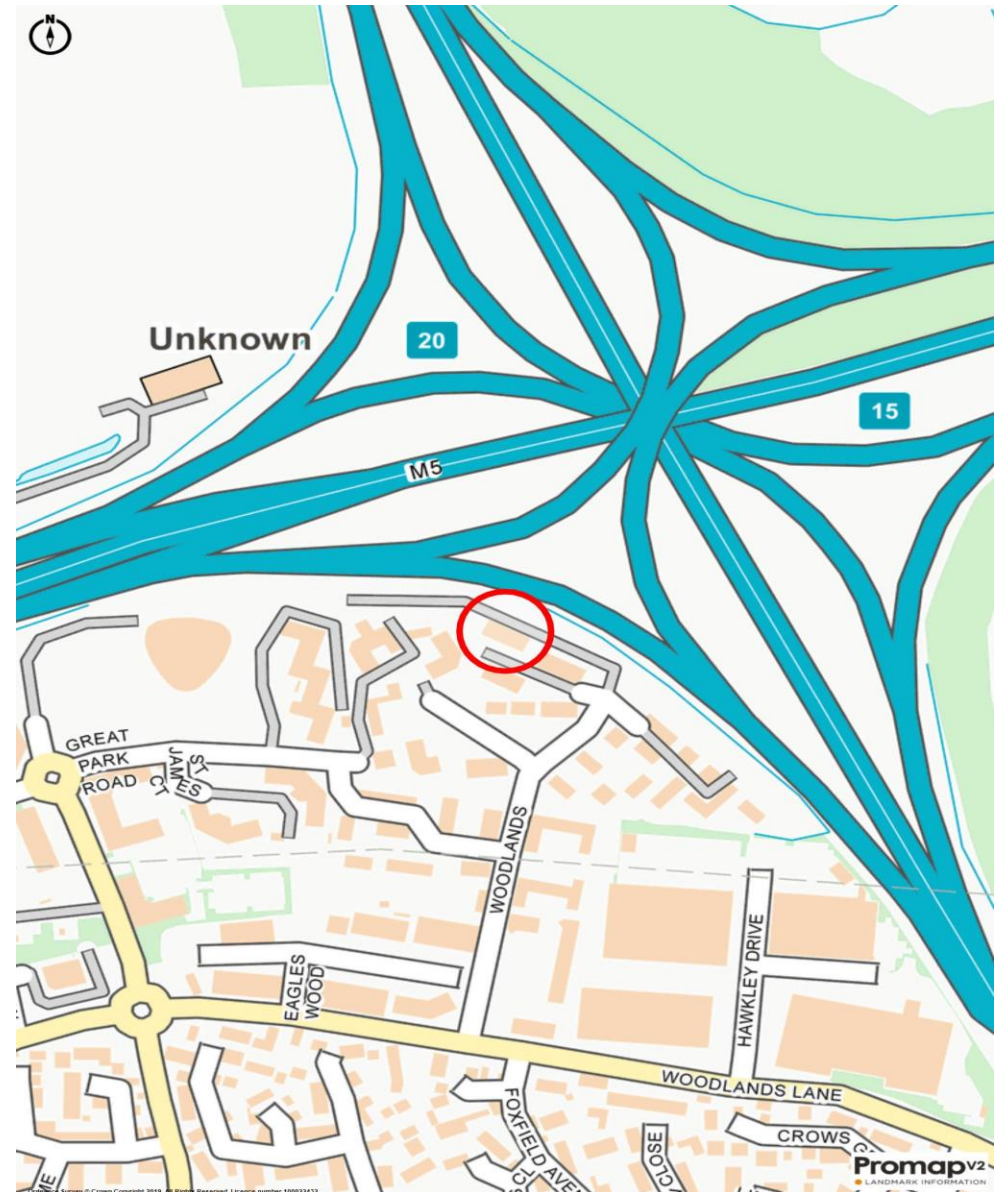
Almondsbury, along with Aztec West, is geographically considered a desirable office location in North Bristol. Almondsbury village is located 5 minutes away and Bristol City Centre can be accessed circa 25 minutes away either via the A38 or the M32 at Junction 19 of the M4. Bristol Parkway railway station is less than 10 minutes drive.



Situation

Axis Beta comprises a modern office building within the heart of the Almondsbury Business Park with occupiers already on site include ATOS IT Services, Marie Stopes, WSP and Bibby Financial Services. The building is situated close to the RAC Regional Headquarters. A variety of amenities are close by offering facilities such as a Toby Carvery pub, Happy Days nursery and Tesco Metro. Bristol Hilton Hotel and Starbucks are located close by at Aztec West.

Cribbs Causeway regional Shopping destination is located 10 minutes away at Junction 17 of the M5 and Willow Brook District Centre anchored by Tesco Extra is only 5 minutes away.



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Description

Axis Beta occupies an established position within Almondsbury Business Park and comprises a purpose built three storey office building offering open plan office space accessed from a ground floor reception. There is a second ground floor entrance lobby situated to the west side of the building also providing access to all floors. The available accommodation is situated on the second floor and accessed via 2 lifts in the building; 1 lift in each core.

The accommodation offered has been refurbished to provide open plan accommodation with raised floors, suspended ceilings with recessed lighting, new carpeting and decoration.

The reception and common areas are due to be refurbished shortly.

Car Parking

The available accommodation on the second floor will benefit from 20 on-site car parking spaces. There are also bicycle racks available on site.



Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the available accommodation has the following approximate total net internal floor area.

	SQ FT	SQ M
Second Floor	4,487 sq ft	416.86 sq m
TOTAL	4,487 sq ft	416.86 sq m



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Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental

The accommodation is available on a leasehold basis for **£16.00** per sq ft exclusive of rates, service charge and VAT.

Service Charge

The estimated service charge is circa £7.95 per sq ft.

Business Rates

Rateable Value: £ 60,500

UBR: 50.4p

Rates Payable: £30,492 per annum

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency (www.voa.gov.uk).

VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

EPC

Rating C (52).



Legal Costs

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

Viewing

Viewing strictly by appointment through Hartnell Taylor Cook.

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For further information or to arrange an inspection of the site, please contact the below:

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