



Great Park Court

ALMONDSBURY | BRISTOL

Two Self-contained office buildings

6,469 and 11,742 sq ft (600.1 and 1,090.8 sq m) NIA

To Let

Great Park Court Almondsbury, Bristol BS32 4PS

ENTER



Description

Great Park Court is a high quality development of 2 detached office buildings in an attractive landscaped environment situated within the popular Almondsbury Business Park.

The available accommodation comprises 2 buildings arranged over ground and first floors with brick elevations under a pitched tiled roof and surface car parking. Building 1 comprises 11,742 sq ft (1,090.8 sq m) and Building 2 is 6,469 sq ft (600.1 sq m), the total floor area extends to 18,211 sq ft (1,691.8 sq m).

The buildings are being comprehensively refurbished to provide the following specification;

- Raised access floors
- New suspended ceilings
- New recessed LED lighting
- New VRF Air conditioning
- Passenger lifts
- Refurbished WC and reception areas





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AZTEC WEST

AZTEC CENTRE

M5 SOUTH

AZTEC HOTEL

A38

A38

J16

HILTON HOTEL



M5 NORTH

TOBY CARVERY

RAC

TO TSB BANK



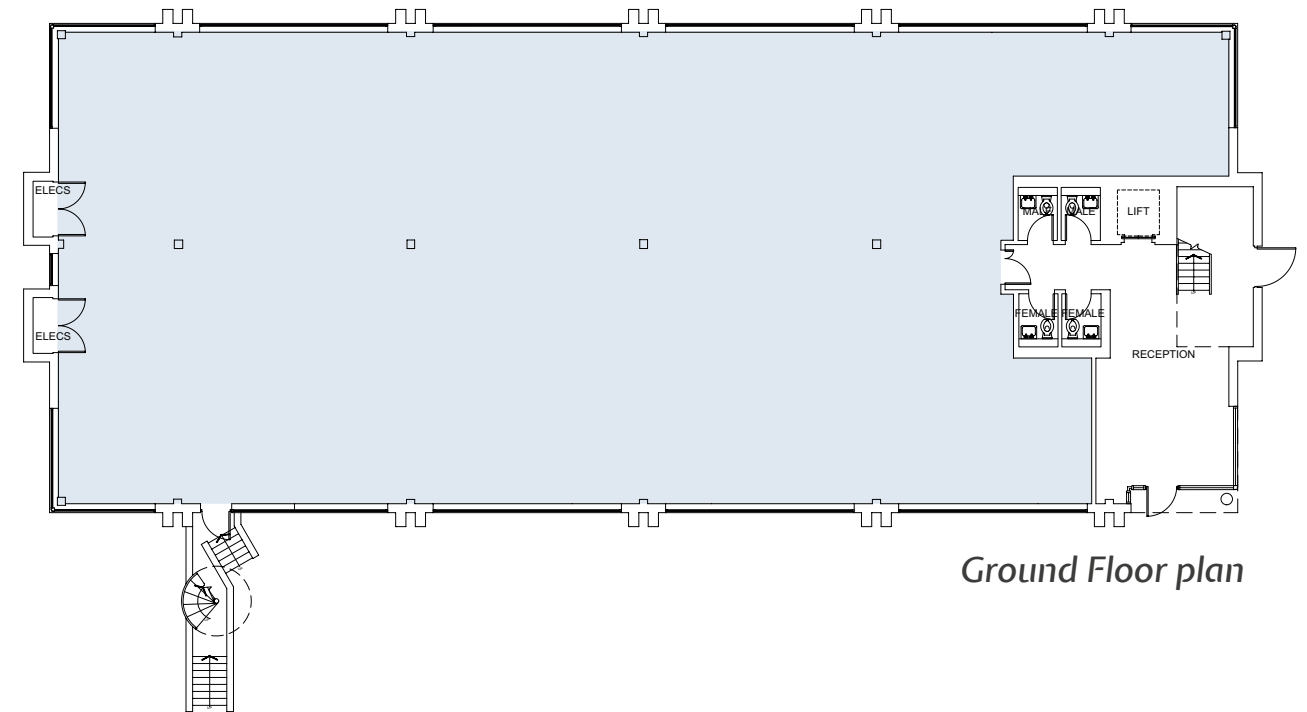
Building 1

Measured on a net internal basis the building has the following approximate floor areas:

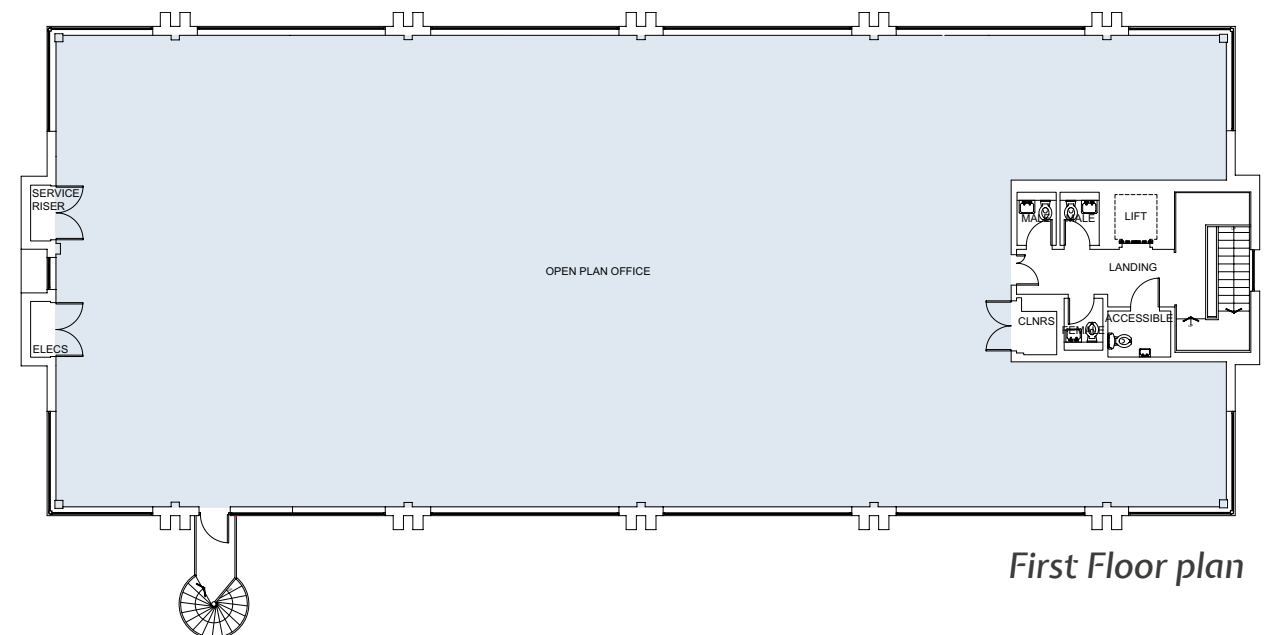
Floor	sq ft	sq m
Reception	350	32.5
Ground Floor	5,652	525.1
First Floor	5,740	533.2
Total	11,742	1,090.8

Car Parking

The building benefits from 59 on-site car spaces giving an excellent ratio of 1:200 sq ft net internal.



Ground Floor plan



First Floor plan



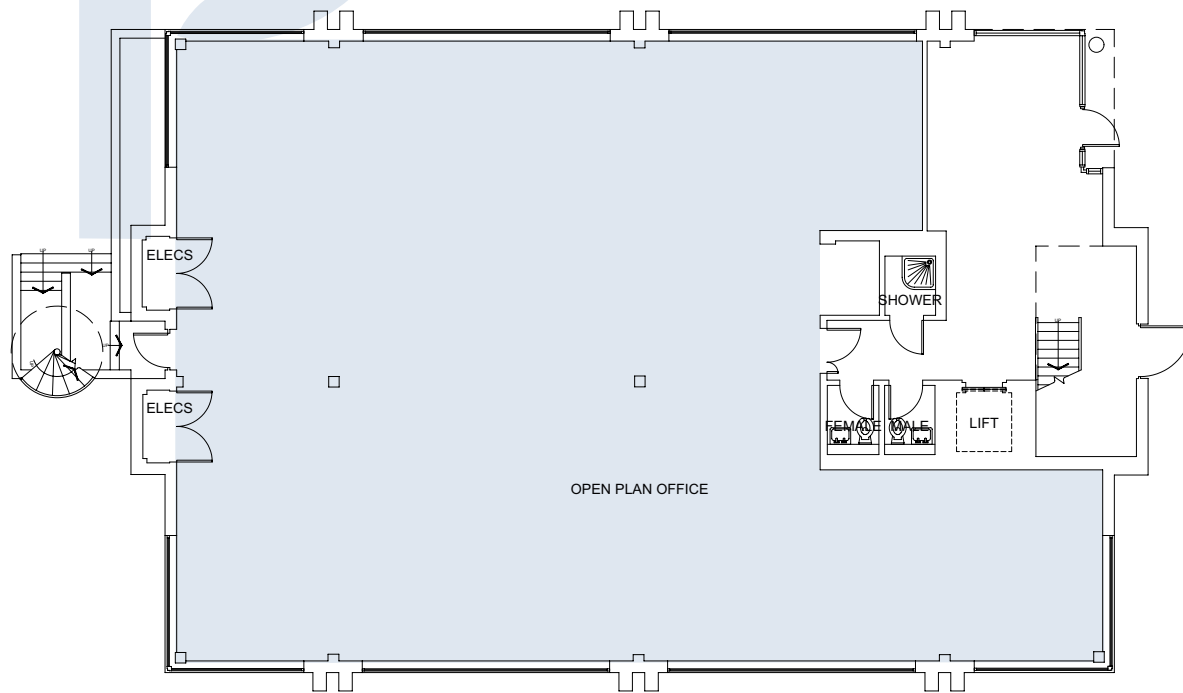
Building 2

Measured on a net internal basis the building has the following approximate floor areas:

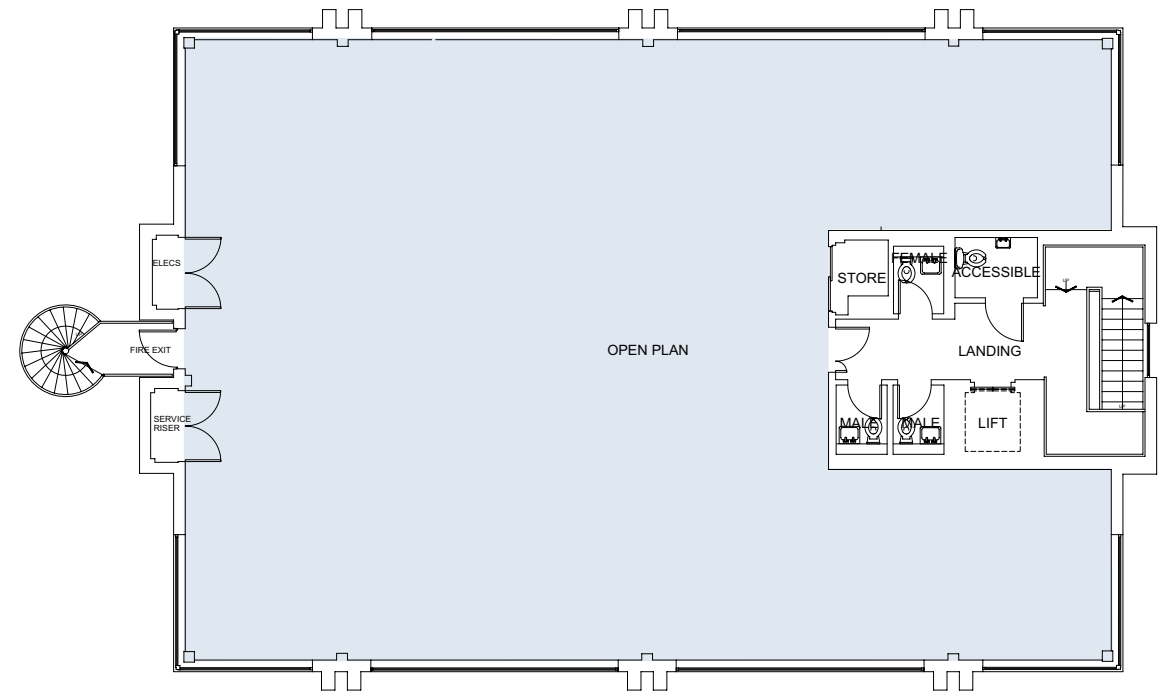
Floor	sq ft	sq m
Reception	100	9.3
Ground Floor	3,081	286.2
First Floor	3,288	305.5
Total	6,469	601.0

Car Parking

The buildings benefits from 34 on-site car spaces giving an excellent ratio of 1:200 sq ft net internal.



Ground Floor plan



First Floor plan



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Location

Almondsbury Business Park is a well-established business location strategically situated at Junction 16 of the M5 Motorway, less than 1 mile from the M4/M5 Interchange, which provides access to London, South Wales and the Midlands. Bristol City Centre lies approximately 5 miles to the south and can be accessed via the M32 or A38.

Bristol Parkway Railway Station is located some 2 miles to the south and Cribbs Causeway Regional Shopping Centre is approximately 10 minutes' drive from Almondsbury.

Great Park Court itself is situated off Great Park Road in close proximity to the RAC Regional Control Centre which overlooks the M4/M5 Interchange. Other local occupiers include Ultimate Finance Group, Redrow Homes, South West Ambulance Service and TSB.

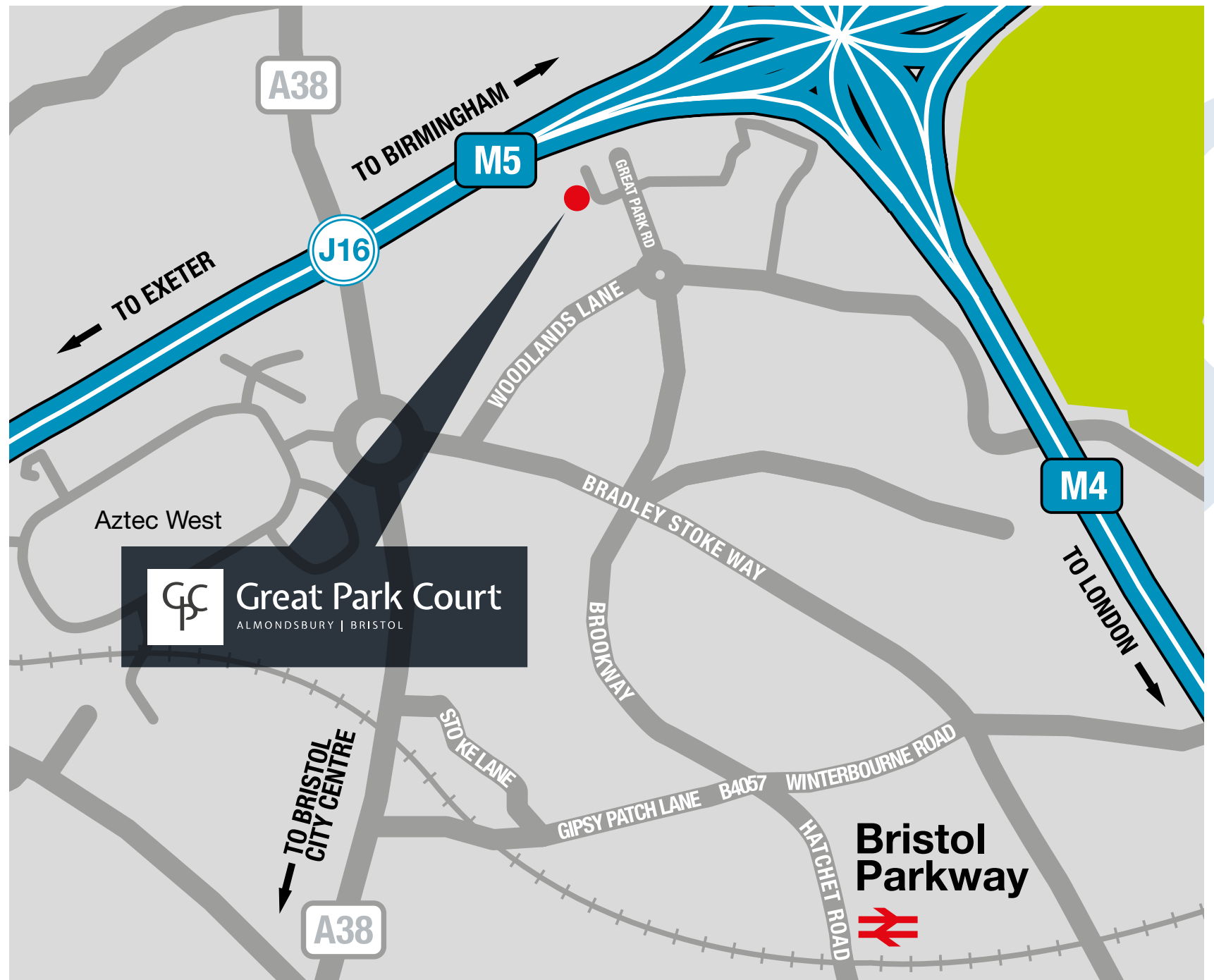




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Terms

Rent

The quoting rent is available upon application to the sole agents.

Availability

The buildings are available either as a whole, individual buildings or alternatively on a floor by floor basis from 3,081 sq ft upwards on new FRI (effectively FRI via a service charge for single floors) for a term of years to be agreed.



Rates

Further information on the current Rateable Values are available via the agents. Interested parties are advised to make their own enquiries directly with the local billing authority to ascertain the actual rates payable.

Legal Costs

Each party to bear their own cost incurred in any transaction.

EPC

The buildings have been reassessed following completion of the refurbishment works and the EPC ratings are as follows;

Building 1 B (41)

Building 2 B (44)

VAT

All figures quoted are exclusive of VAT.



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Contact

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