



## 2 GLENTWORTH COURT

STOKE GIFFORD BS34 8SR



## FOR SALE OR TO LET

Campus Office Building

Approximately 6,339 sq ft (589 sq m)  
30 car parking spaces

2 Glentworth Court, Lime Kiln Close, Stoke Gifford, Bristol BS34 8SR



## LOCATION

2 Glentworth Court is located on Parkway Business Park. Other occupiers include Crest Nicholson, Higher Education Funding Council for England, Friends Life, and Kendall Kingscott. This part of North Bristol is also home to The MOD - Defence Equipment and Support at Abbey Wood, Airbus, Rolls-Royce and The University of the West of England. The building is close to Bristol Parkway railway station with the fastest journey time to London Paddington of 1 hour 10 minutes.

Road communications are excellent with the property lying 2 miles south of the M4/M5 Motorway interchange at Almondsbury and a similar distance from Junction 1 of the M32 Motorway. Bristol City Centre lies approximately 4 miles to the South.

## DESCRIPTION

The property comprises a modern 2-storey semi-detached office building designed and project managed by Kendall Kingscott. The building has a steel frame with brick elevations, openable double glazed aluminium-framed window units, and a pitched tiled roof.

Internally the property has a reception with open plan floor plates. The specification includes a raised floor with carpet covering, painted plastered walls and suspended ceilings with recessed fluorescent lighting. There is a perimeter central heating system and VRV comfort cooling system with ceiling mounted cassettes.

The external areas some of which are in the ownership of the management company are sensitively landscaped with interlocking block paved circulation and parking areas and a tarmac access road off Lime Kiln Close.

## ACCOMMODATION

Ground Floor	3,212 sq ft	(298.4 sq m)
First Floor	3,127 sq ft	(290.6 sqm)
<b>Total</b>	<b>6,339 sq ft</b>	<b>(589 sq m)</b>
		<b>net internal area</b>



## CAR PARKING

There are 30 car spaces allocated giving a ratio of 1 space to 211 sq ft.

## RATES

Assessed as Offices and Premises with a Rateable Value of £88,000.

## TERMS

The property is offered to let on a new full repairing and insuring lease for a term of years to be agreed granted outside the security of tenure provisions of the Landlord & Tenant Act 1954. Alternatively offers for the freehold interest with vacant possession are invited.

## RENT

£114,000 per annum exclusive of VAT, and outgoings, subject to contract.

## PRICE

Freehold offers are invited.

## EPC

The building has an EPC rating of "C 74."

## VAT

All terms quoted are exclusive of VAT where applicable.

## FURTHER INFORMATION

For further information or to arrange an inspection, please contact the sole agents:-

**Carter Jonas**

**0117 922 1222**

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. CJ Hollister HD2411 09/20