

# Newly Refurbished Office Suites To Let Braebourne House

Another quality refurbishment by

**WCR**  
PROPERTY

Axis 4/5 Woodlands, Almondsbury, Bristol, BS32 4JT

Prime suites available,  
on totally flexible terms

Top Floor - 2,560 sq. ft. (238 sq. m.)

**Immediately Available**

Ground Floor Front - 1,250 sq. ft. (116 sq. m.)

**Immediately Available**



# To Let

Braebourne House, Axis 4/5 Woodlands, Almondsbury, Bristol, BS32 4JT



Ground Floor Front

# To Let

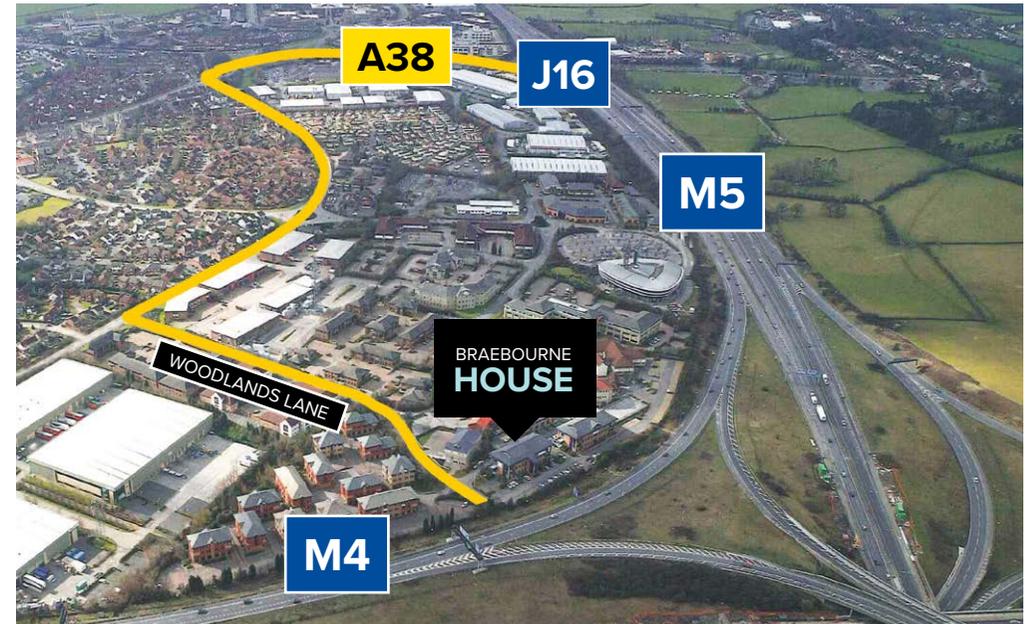
**Braebourne House**, Axis 4/5 Woodlands, Almondsbury, Bristol, BS32 4JT

## Description

Newly refurbished high quality offices within an extended reception area, overlooking the M4/M5 interchange.

The property currently has the following specification:

- Open plan floor plates
- New carpet tiles
- All office suites with new air conditioning
- New suspended ceilings with inset latest low glare LED lighting
- Double glazing
- Raised floors with floor boxes
- New WC, shower and kitchen facilities
- Newly refurbished 1 x 8 person passenger lift
- New bike shelter facilities
- 4 visitor car parking spaces



## Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the suites have an approximate total net internal floor area of:

	SQ FT/SQ M	PARKING SPACES
Ground Floor Front <b>AVAILABLE</b>	1,250 sq ft / 116 sq m)	5
Ground Floor Rear	<b>LET</b>	
First Floor	<b>LET</b>	
Second Floor <b>AVAILABLE</b>	2,560 sq ft / 238 sq m	12
<b>Total</b>	<b>3,810 sq ft / 355 sq m</b>	



Ground Floor Front

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Ground Floor Front



2nd Floor



## Other Occupiers / Nearby Facilities

- RAC
- Double Tree by Hilton
- The Aztec Centre
- The Aztec Hotel & Spa
- Tesco Extra
- Happy Days Nursery
- Cribbs Causeway is less than a 10 minute drive away with occupiers such as Marks and Spencer and John Lewis
- New local coffee shop (Coffee#1) 1 minute walk away



## Broadband

Fibre leased line already installed and live providing an exceptional bandwidth. The broadband is both fast and secure, plus it is provided with a managed service, to ensure reliability - further details on request.

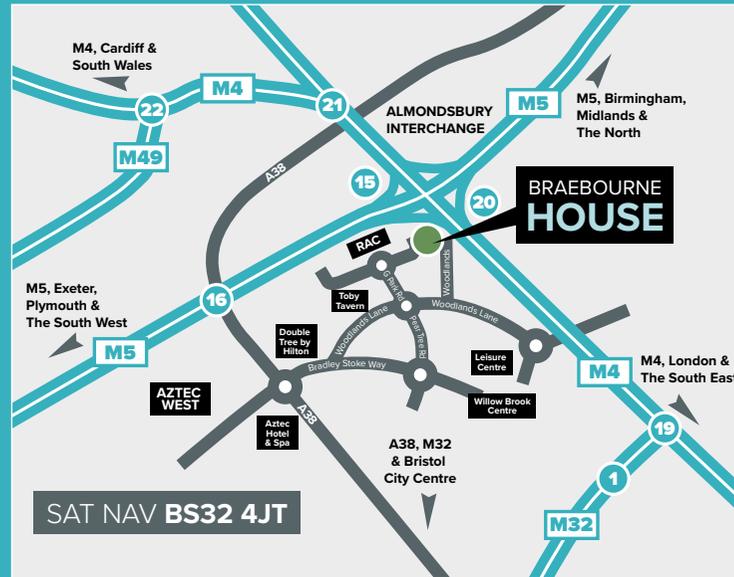
- Specs Min: 1Mbps Max: 10Gbps
- Infrastructure - VOIP Unlimited provide Cisco managed hardware
- Market position - Tier 1 with all providers
- Managed – the building's Ethernet circuits are fully managed and monitored to provide an optimum service

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## Location

- Prominent location overlooking M4
- Close to iconic RAC building, so easy to find
- Located on Almondsbury Business Park, an established North Bristol business park overlooking the intersection of the M4 / M5 motorways
- Accessed via Junction 16 of the M5
- Approximately 7 miles north of Bristol city centre
- ½ mile to the east of Aztec West Business Park
- Bristol Parkway Railway Station is 2 miles to the south, with services to London Paddington (fastest journey time 1 hour 23 minutes)



First Floor



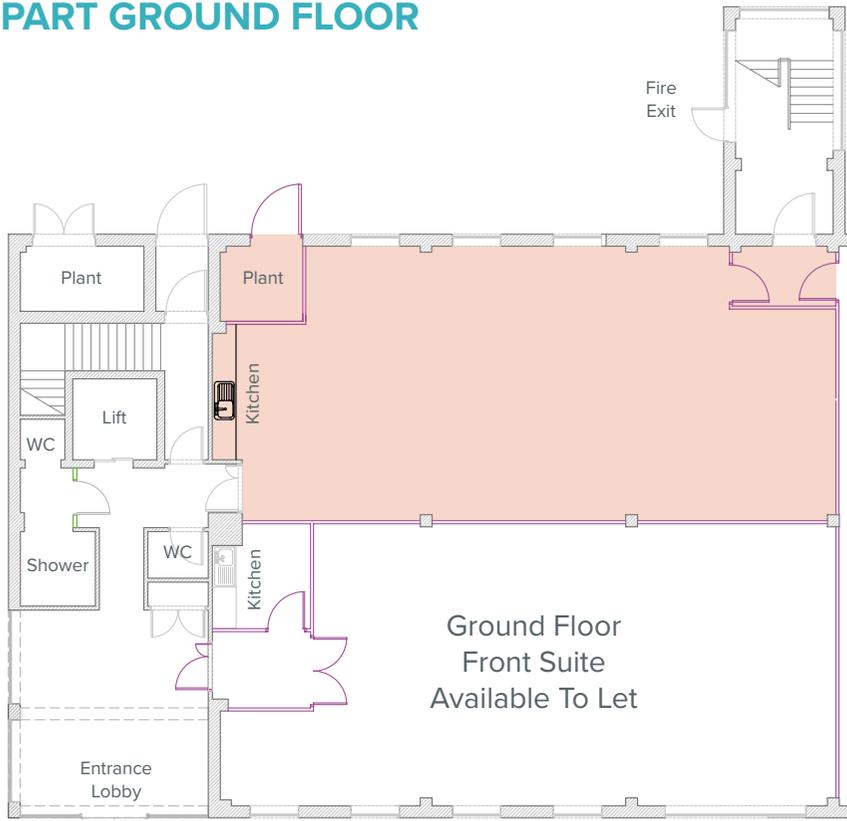
First Floor



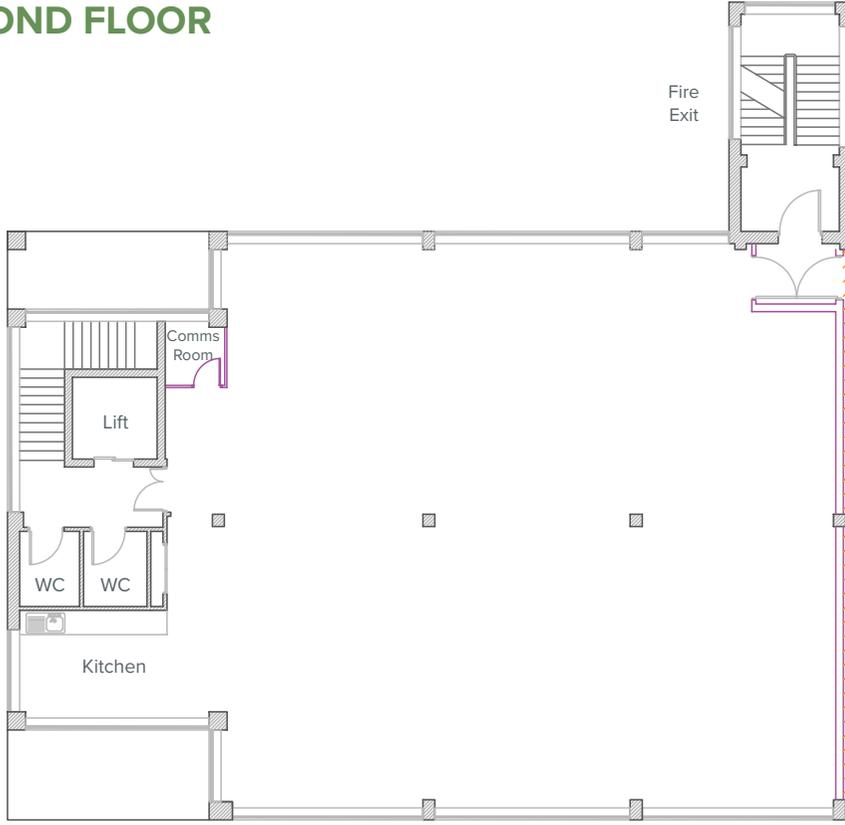
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## PART GROUND FLOOR



## SECOND FLOOR



# To Let

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## Tenure

Flexible leases available, subject to negotiation.

## Business Rates

The extent of the refurbishment undertaken resulted in the building needing a new Rating assessment. New rateable values have yet to be confirmed.

Further information available on request although interested parties can make their own enquiries direct with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

## Service Charge

The refurbishment has been designed to minimise the buildings communal running costs.

## EPC

The EPC gives Braebourne House a score of B (46).

## Legal Costs

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

## Viewing

Viewing strictly by appointment through the joint agents.



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