

TO LET 1,427 – 18,773 SQ FT (133 – 1,744 SQ M)

TO LET
Refurbished Offices
From 1,427 sq ft
Excellent Parking



WEST POINT ROW

GREAT PARK ROAD · BRADLEY STOKE
BRISTOL · BS32 4QG

NEWLY REFURBISHED OPEN PLAN OFFICES WITH EXCELLENT PARKING
NEAR TO M4/M5 INTERCHANGE
FLEXIBLE TERMS FROM £12.50 PSF PAX

DESCRIPTION

The available accommodation is mainly open plan. The first floor of Unit 3 and 4 are interconnected providing a single floor plate of 4,567 sq ft. The offices benefit from the following:

- Raised floors with floor boxes
- LED lighting Panels/ Cat 2 Lighting
- Suspended ceilings
- Kitchenette
- Good natural light
- Comfort cooling – excluding Unit 5
- Male/Female/Disabled WCs
- Cat 6 cabling – excluding Unit 5
- Car parking ratio of 1:205 sq ft

CAR PARKING

70 spaces in total equating to a ratio of 1 space per 205 sq ft.



LOCATION

West Point Row is located just off Great Park Road in Bradley Stoke. This allows good access to the M4/M5 interchange and is within ½ mile of junction 16 of the M5. Bristol Parkway station is located approx. 3 miles away.

Bristol city centre is approx. 7 miles to the south and accessed via the M4/M32 interchange or the A38. This well established area is also home to the RAC, Computer Centre and Atkins.

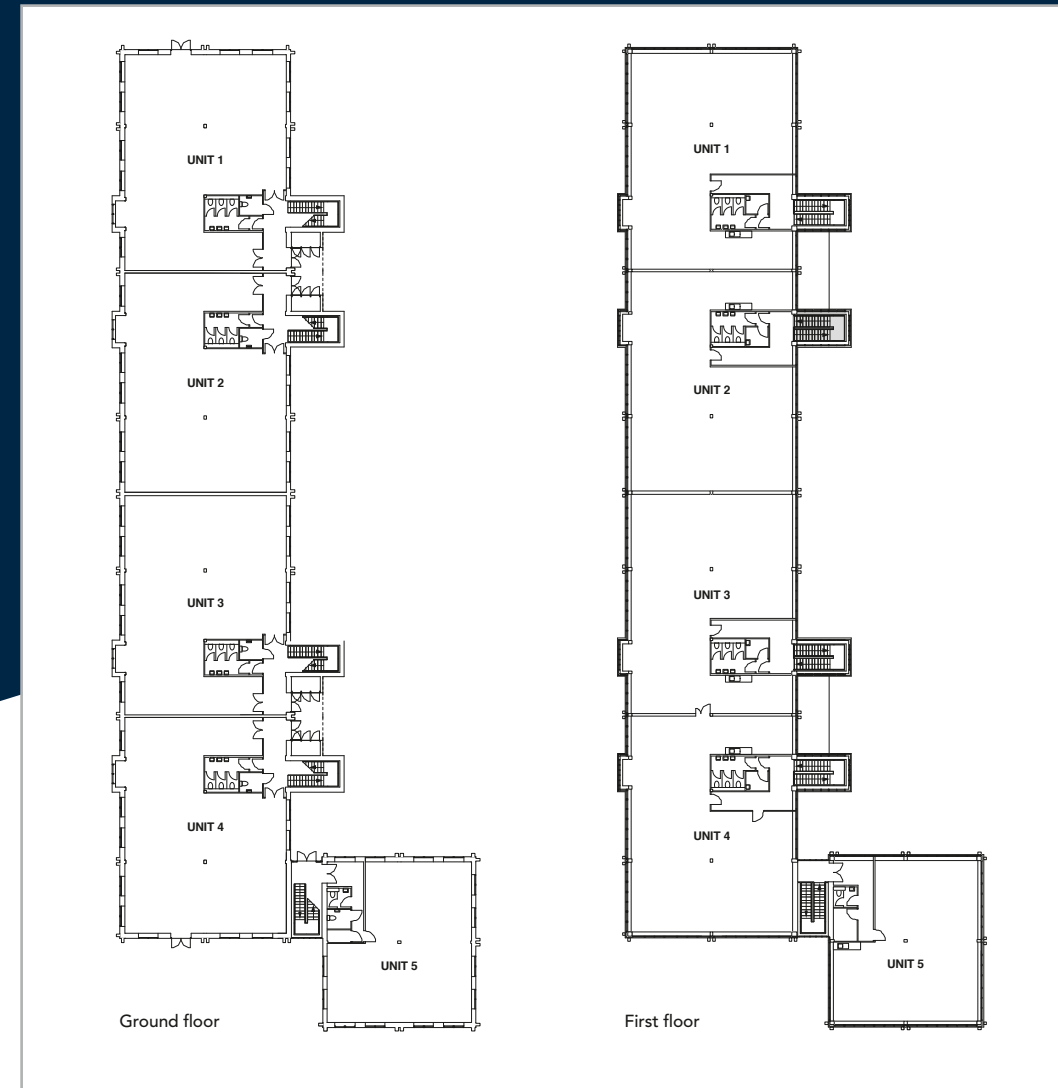
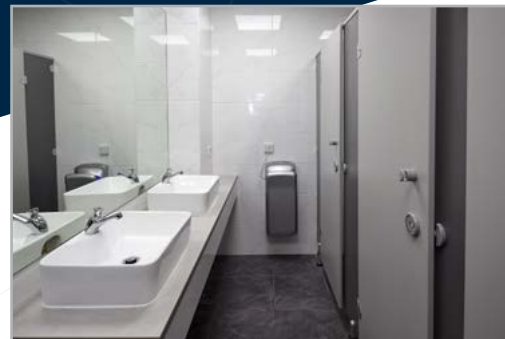
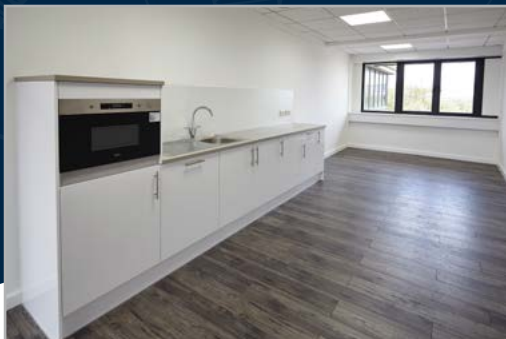


ACCOMMODATION

The property has the following approximate gross internal floor areas.

Floor		Sq ft	Sq m
Unit 1	Ground	2,189	203
	First	2,323	216
Unit 2	Ground	2,303	214
	First	2,271	211
Unit 4	Ground	2,329	216
	First	2,222	206
Unit 5	Ground	1,427	133
	First	1,427	133
Total		18,773	1,744

The units can be let on a floor by floor basis or any combination, please contact the agents for more details.



DESCRIPTION

LOCATION

ACCOMMODATION

FURTHER INFO & CONTACTS



TENURE

The offices are available in part or as a whole on new full repairing and insuring leases direct from the landlord for terms to be agreed.

RENTAL / PRICE

We are instructed to quote a rent of £12.50 psf pa exclusive.

LEGAL COSTS

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

TERMS

Suites are offered on a flexible term basis.

BUSINESS RATES

Interested parties are advised to check the current business rates with South Gloucestershire District Council.

VAT

VAT will be payable on the rent.

EPC RATING

To be reassessed.



Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. C/GVA/HD1907 05/16

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