

YORK HOUSE

BRISTOL

BS34 8YU



IMPRESSIVE OFFICE
FULLY REFURBISHED - EPC A
c4,750 - 24,924 sq ft TO LET

LOXTON DEVELOPMENTS

WELCOME TO YORK HOUSE



MARK ROBERTS
MANAGING DIRECTOR
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IF you are looking for a highly sustainable and prestigious modern building with great road network access, parking, and brilliant public transport links then York House could be for you!

- It is the **main office block in Parkway North** – the biggest and most prominent on the business park – and is also clearly visible from Great Stoke Way.
- Access by road is easy with two **fast routes to the motorways** – either to the M32 or to the M5 – so avoiding the congestion which plagues other single access business parks.
- Bristol Parkway station is a few minutes walk away. There are buses passing the back of the building every few minutes.
- We have **excellent parking on site** – better than almost any other building on a business park – but in addition there is lots of parking available to rent in the car park next to Bristol Parkway Station. So as much parking as you need. Including for bicycles!
- It's a **pleasant leafy environment** with newly built residential developments nearby. Opposite is the Nuffield Health centre with café, gym and swimming pool. There are also two nurseries close by. So very handy for staff.
- With an **EPC of A** it is highly energy efficient with flexible VRF air conditioning and mechanical fresh air with heat recovery – but also has the benefit of opening windows. We have nine EV charging points.
- The building was occupied for many years by the Ministry of Defence. It has been **fully refurbished** including all new power distribution, new fire alarm, new CCTV, new intruder alarm so can now be occupied either as a whole or in suites from about 4,750 sq ft upwards.

We look forward to showing you round!

Mark Roberts, Managing Director

EPC A19



GREAT LOCATION

GRADE A SPACE

FULLY REFURBISHED

RAISED ACCESS FLOORING

VRF AIR CONDITIONING

EPC A19

EXCELLENT PARKING 1:195

EV CHARGING POINTS



YOU ARE IN CONTROL
with each suite having its own:

VRF AIR CONDITIONING SYSTEM
you control your environment

METERING
you control costs and only pay for what you use

PAXTON 10 ACCESS CONTROL
you control who accesses your suite

ALARM ZONE
you control your security

SPECIFICATION

SUSTAINABILITY

- EPC A19
- all windows have new energy efficient glazing
- de-carbonised building - no gas - REGO assured Zero Carbon electricity supply
- high efficiency LED lighting with occupancy sensors
- VRF energy efficient air conditioning system heating and cooling - each fan coil unit, and each suite separately controllable
- integrated fresh air system for each suite with energy efficient heat recovery
- separate metering of power for each suite – you only pay for what you use
- easy environmental reporting
- 30 cycle spaces in cycle store

LOCATION

- prominent location on Parkway North
- 1.5 miles from M32
- 6.6 miles drive to central Bristol along M32
- short walk to Bristol Parkway station
- bus stop adjacent to building with routes direct to Bristol centre and out of town areas
- 0.5 miles to Concorde Way cycling route to Bristol centre

SAFETY

- new fire alarm
- new emergency lights

SECURITY

- secure site - CCTV, lighting, access control, alarm, tannoy - out of hours monitoring
- new intruder alarm with separate zones for each suite
- new Paxton 10 access control to main doors and suite doors allows control by phone and remotely
- new intercom to suites from entrance
- new high definition CCTV – 18 cameras externally, 8 internally with monitoring - excellent security
- LED external lighting with sensors and timer
- generator enabled - compound and infrastructure in place

PARKING 1:195

- ample onsite parking and additional parking by the station
- car park marked out and all spaces numbered and named
- 9 x 7kW electric vehicle charging points

SPACE

- fully refurbished Grade A specification open plan space. Floors can be split.
- windows all round – light and airy space, easy to subdivide
- good floor to ceiling heights - 2.7m
- new carpets
- redecorated
- metal raised access floor – total flexibility
- floor boxes, 1 to 10m2 each with 2 x double 13A outlets and data plate
- new underfloor electrical tracks and new distribution boards
- opening double glazed windows

WELLBEING

- pleasant leafy environment
- external seating
- ample cycle storage
- Nuffield Health Centre across the road
- 2 x local childcare nurseries within walking distance

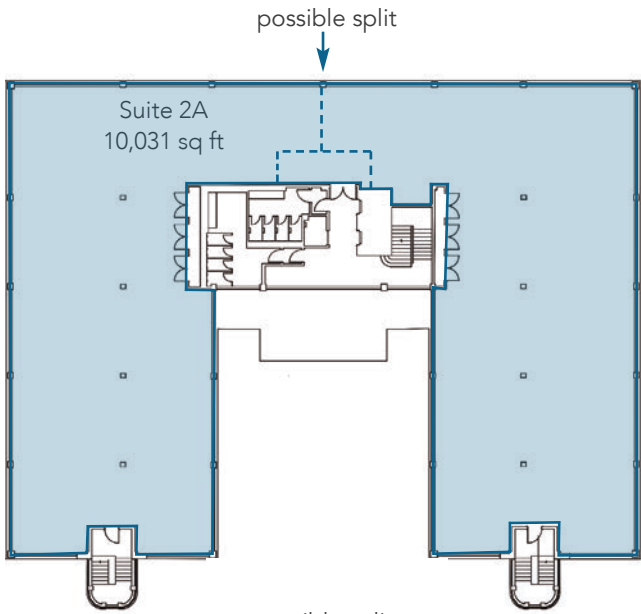
FACILITIES

- refurbished reception and common areas
- new suite doors
- compliant disabled access and facilities
- 2 x refurbished 8 person lift
- generous toilet provision with Dyson integrated taps and dryers
- 3 disabled WCs with alarms on each floor
- 4 showers - 2 male, 2 female



FLEXIBLE, LIGHT & AIRY
OPEN PLAN SPACE

SECOND FLOOR



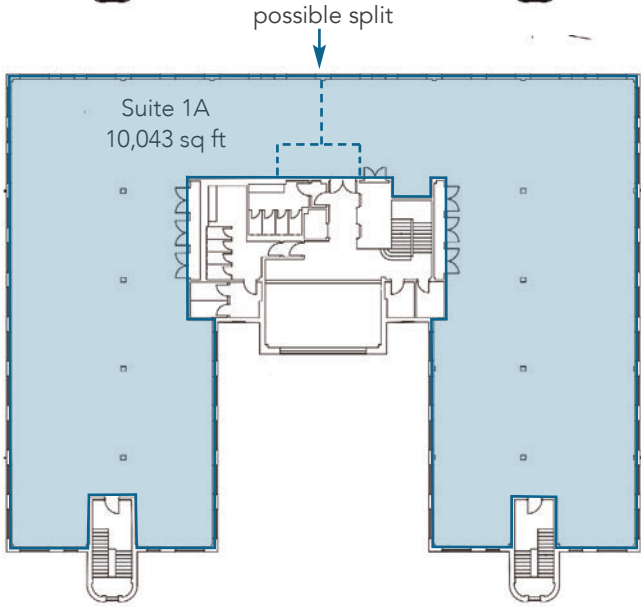
SPACE AVAILABLE

SUITE	sq ft
2A	10,031
1A	10,043
GA	4,850
TOTAL	24,924

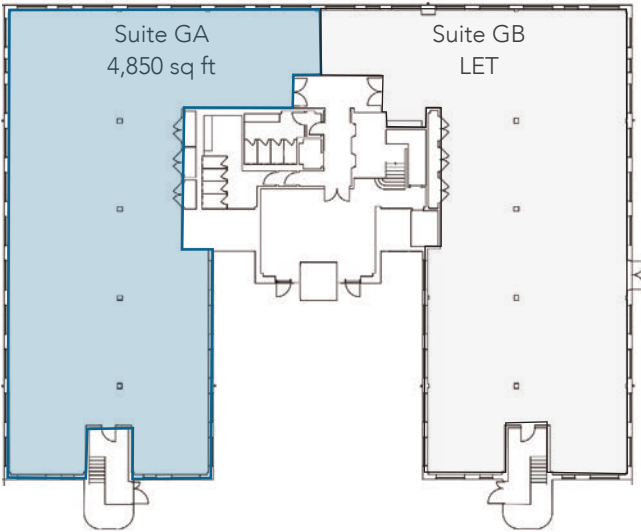
areas are approx
Net Internal Area

POSSIBLE SPLIT
floors can be split
to provide suites of
c4,750 sq ft - c5,500 sq ft

FIRST FLOOR



GROUND FLOOR



EPC A19

WELL ORGANISED ONSITE PARKING
PARKING 1:195



EFFICIENT ONE WAY SYSTEM

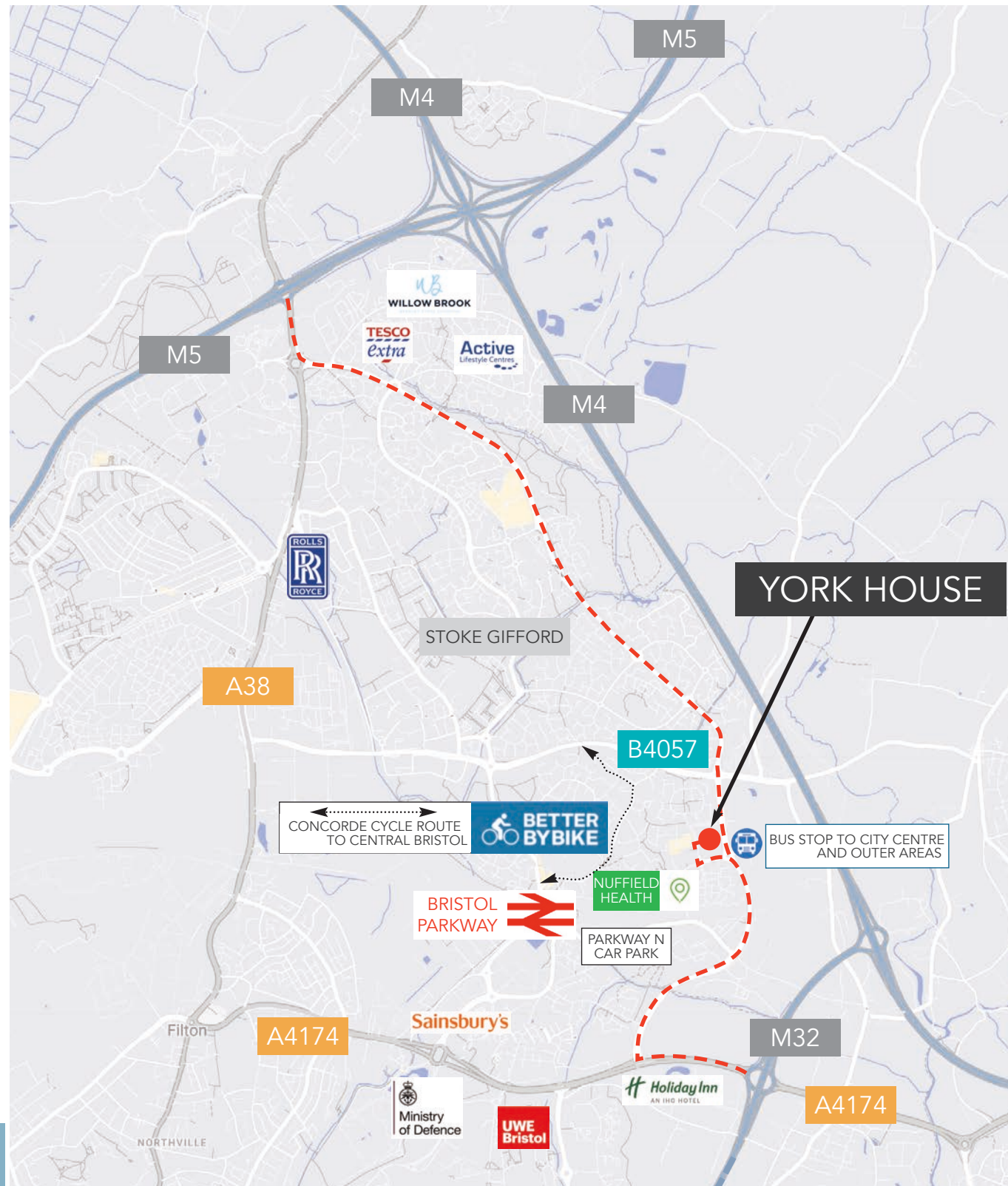


9 x 7kW EV chargers



SECURE AND ORGANISED

CLOSE TO M4, M5, M32 & CENTRAL BRISTOL STRATEGIC LOCATION



- Ideal access point for South West
- Good public transport - rail, bus, air
- Large pool of quality staff

CENTRAL BRISTOL
6 MILES

EXCELLENT CONNECTIONS

BUS STOP
0 minutes

STOKE BYPASS
0.5 minutes

M4 MOTORWAY
6 minutes

M32 MOTORWAY
5 minutes



IN GOOD COMPANY WITH LOXTON TENANTS

OUR QUALITY TENANTS

- | | | |
|-----------------------------|------------------------|----------------------|
| ABL Health | EE | Orange |
| Active Body Centre | Eleven Views | Pacific Solutions |
| Agiito | Exactech | Pearson |
| Alfa Lavell | Fairway Training | Post Office |
| Arcus Solutions | Footprint | Power On Connections |
| Ardes Resourcing | Geospatial Insight | Relating Dots |
| ASC Connections | Greenslade Taylor Hunt | Renew Conselling |
| Aspiration Training | Goodrich Technologies | Rossano Ferretti |
| Atos | H3G | Riaz Law |
| BHM Energy | Hi-Light Café | RPS |
| Bickerton Brothers | ICS Cool Energy | Salus |
| Broadstone Pensions | ICE Creates | Savino Del Bene |
| Carbrey Group | Inspired Care Services | Seetec Pluss |
| Caretech Community Services | JBA Associates | Slimstock |
| Cavell Nurses Trust | Julian House | SpaMedica |
| City Sightseeing | Loop Scorpio | SRD Technology |
| Cleansing Service Group | Meritor (Cummins) | Teens in Crisis |
| Coactivation | Morgan Sindall | TME |
| Colston Media | Mott Macdonald | Victim Support |
| Connect Health | Newcross Healthcare | VeloxServ |
| Contingency Network | Network Rail | Vodafone |
| Coventry Building Society | NHS Let's Talk | Whitecross Dental |
| Cruise.co.uk | NHS Property Services | We Buy Any Car |
| | Nimbus | Wowcher |

WHAT OUR TENANTS SAY

“Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.”

- “Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated.”
- “We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.”
- “I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round.”
- “Both John and yourself have been a pleasure to deal with. You’ll be my first call if any additional office space is needed in the future.”

OFFICE BUILDINGS WITH A PERSONAL TOUCH

OUR QUALITY BUILDINGS

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON





York House, 1300 Parkway North, Stoke Gifford, Bristol BS34 8YU

LEASE	The suites are available on new leases on terms to be agreed.	BUSINESS RATES	Payable by the tenant.
TERM	Negotiable.	FITTING OUT	Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.
RENT	Negotiable depending on lease term and tenant covenant strength based on £23.50 per sq ft.	PLANNING	Class E but could be suitable for other uses.
FIXED SERVICE CHARGE	The service charge is fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.	LEGAL COSTS	Each party to be responsible for their own.
INSURANCE	Tenants pay building insurance.	VAT	Payable on all figures quoted.
		VIEWING	By appointment with Loxton or the letting agents.

CBRE



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