



ST JAMES COURT

BRISTOL BS32 4QJ

TO LET

Building A, Part First Floor – 4,688 sq ft (435.52 sq m)

St James Court comprises two purpose built modern office buildings with surface level car parking in landscaped grounds.





ST JAMES COURT

4,688 sq.ft.
(435.52 sq.m.)

Close to Bristol Parkway
Railway Station

Direct access to Junction 16 M5



LOCATION

The property is located on Almondsbury Business Park which is an established park situated adjacent to the M4/M5 interchange.

Aztec West is approximately 1 mile to the south and Bristol city centre is approximately 7 miles to the south. Junction 16 of the M5 is approximately 5 minutes' drive and is accessed via the A38. Bristol Parkway station is located approximately 2 miles to the east and is accessed via the Bradley Stoke Way.

There are a wide range of facilities in the local area including the Bradley Pavilions neighbourhood centre which includes a Tesco and various retail outlets, a supermarket, pub and a number of retail outlets located within the Willowbrook Centre.

DESCRIPTION

St James Court comprises 2 purpose built modern office buildings which have both been subject to comprehensive refurbishment, with surface level car parking in landscaped grounds. The building is constructed with concrete block elevations under a pitched tiled roof. Building A is a 3 storey building with a double height reception area.

ACCOMMODATION

The building benefits from the following general internal specification;

- Ground floor reception
- Double glazed windows
- Air conditioning
- Raised access floors
- Suspended ceilings with new LED lighting
- Male, female and disabled WC facilities
- 8 person passenger lifts



FLOOR AREAS

We understand that the accommodation comprises the following approximate floor areas:

Building A	sq ft	sq m
Part First floor	4,688	435.52
Building B	sq ft	sq m
FULLY LET		

CAR PARKING

Building A - 12 spaces

Further spaces could be made available on a licence if required.

RENT

Upon application.

LEASE

Both suites are available on new effectively Full Repairing and Insuring leases for a term of years to be agreed.

EPC

Building A - B46

RATEABLE VALUE

Both buildings are currently assessed as one so will require reassessment upon occupation.

LEGAL COSTS

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

VAT

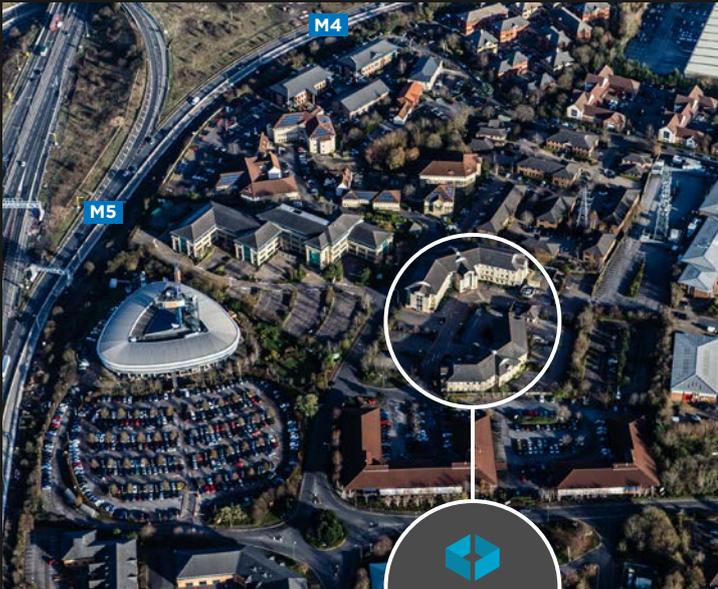
All figures quoted in these details are exclusive of VAT whether or not chargeable.





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CONTACT

For further information please contact the sole joint agents.



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