



Suite A2 Bradley Pavilions, Pear Tree Road, Bristol BS32 0BQ

TO LET

Refurbished First Floor Office Suite

**1,444 Sq Ft
(134 Sq M)**

Suite A2 Bradley Pavilions, Pear Tree Road, Bristol BS32 0BQ

DESCRIPTION

The property comprises of a first floor suite with ground floor access. The space has been recently refurbished to provide high quality, modern office accommodation.

Suite A2 benefits from shared facilities including a kitchen and WC facilities with access to an 8 passenger lift.

On site there are a variety of retailers including; Tesco, Vee's Kitchen, Coral, Peking, King of Spice, and Shine Hair Salon.

- ✓ Newly refurbished to a high standard
- ✓ LED lighting
- ✓ Air conditioning
- ✓ Perimeter trunking
- ✓ On site car parking
- ✓ On site amenities



LOCATION

Bradley Pavilions is located close to Almondsbury and Aztec West Business Parks. It is less than 1 mile from Junction 16 of the M5 Motorway which provides access to the M4/M5 interchange and the national motorway network. Bristol City Centre is approximately 7 miles to the south. There is easy access via Bradley Stoke Way to Bristol Parkway Railway Station.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Suite A2	1,444	134
Total	1,444	134

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

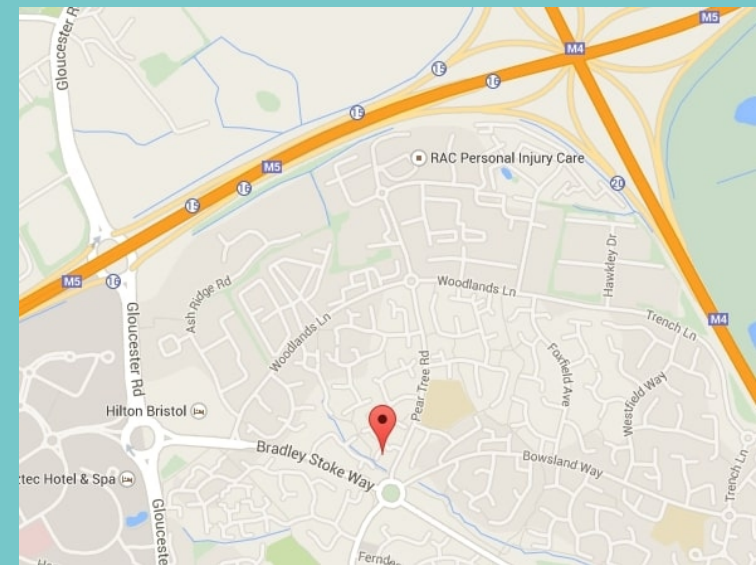
Please refer to the Local Authority for information on rates.

TERMS

Quoting rent of £12.50 per sq ft per annum, exclusive of VAT.

EPC

D76



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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