

# To Let

## 3 STOREY SELF-CONTAINED OFFICE ON AN ESTABILISHED BUSINESS PARK

- Prominent Position
- · HQ style building
- · Self-contained property
- 35 parking spaces
- May sell

#### Severn House

Severn House, Vantage Office Park, Bradley Stoke, BS16 1GW

9,874 sq ft (NIA)

917.32 sq m

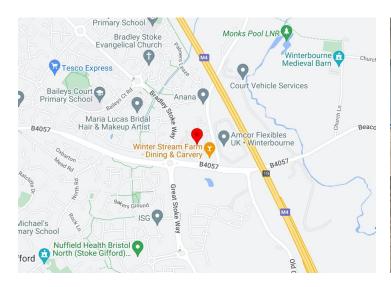
Reference: #144806



### **Severn House**

#### Severn House, Vantage Office Park, Bradley Stoke, BS16 1GW







#### Summary

Available Size	9,874 sq ft / 917.32 sq m
EPC	B (28)

#### Description

Severn House is located in a prominent position, visible from the M4 motorway, providing a rare opportunity to acquire an HQ style building. With 9,874sqft of accommodation spread across 3 floors, the property provides generous open plan floor plates of c.3,290sqft. The building can be taken with existing high quality fit out or alternatively striped out and redecorated to Cat A standard, providing flexibility to an incoming occupier to fit out as they wish.

#### Location

Vantage Office Park is a short 5 minute drive from Bristol Parkway train station, providing connections to London and the rest of the country. In terms of road connections it is just 2 minutes from the M32/M4 interchange, providing quick access to the M5 and the city centre. Local amenities include the Winter Stream Farm Pub, located on the same development, plus a Tesco Express just a few minutes away.

#### Accommodation

The property is available as a whole measuring 9,874sqft with accommodation split across 3 floors of c.3,290sqft. 35 parking spaces are included with the building.

Name	sq ft	sq m	Availability
Building - Severn House - Whole	9,874	917.32	Available
Total (NIA)	9,874	917.32	

#### **Specification**

The building specifications include: raised access floors, recessed LED lighting, VRV air conditioning, male & female toilets on each floor, 8 person DDA compliant passenger lift, a DDA compliant shower & toilet on the ground floor, drying room and double glazed, openable windows.

#### Terms

Available as a whole by way of a new lease direct from the landlord. Alternatively the landlord may consider selling the property.

#### Hannah Waterhouse

0117 992 6554 | 07855 414570 hannah.waterhouse@eu.jll.com

#### Sophie Parsons

07709507300 Sophie.parsons@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by Agentsinsight / Generated on 17/05/2023









