



To Let

3 STOREY SELF-CONTAINED OFFICE ON AN ESTABLISHED 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

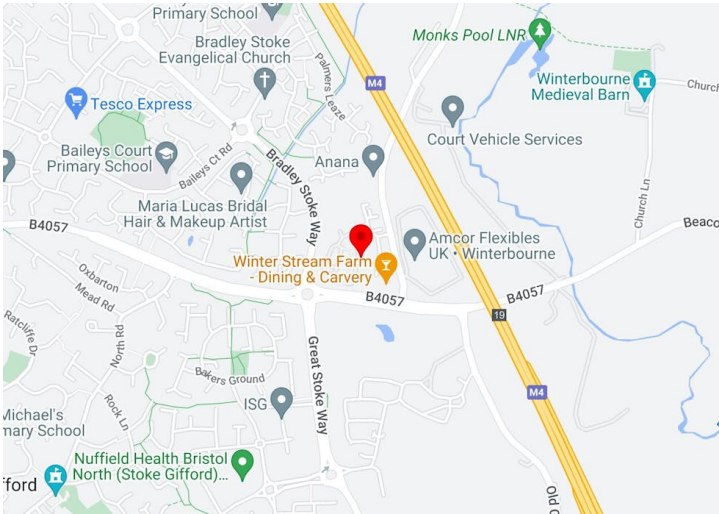
9,874 sq ft (NIA)

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.

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Images show current fit-out