

TO LET

12 shipping containers up-cycled
into individual modern workspaces

PODVILLE

GREAT PARK ROAD, BRISTOL BS32 4RU

A hub of all-inclusive, individual office pods situated
in North Bristol's diverse business community.
12 high-spec offices built from repurposed
shipping containers that can fit 4-6 desks.

- All-inclusive • Ready to occupy
- Car parking and secure cycle parking on site





DESCRIPTION

Each 40ft, 'high cube' container provides space for up to six desks and comes equipped with air conditioning, heating, electricity, high-speed internet access and double-glazing - there is access to a bookable boardroom, meeting space, kitchen and WC.

TRAVEL TIMES

You'll find us just 3 minutes from Junction 15/16 on the M4 & M5 and 10 minutes from Bristol Parkway rail station with direct trains to London.

CAR AND CYCLE PARKING

The accommodation benefits from onsite, allocated car parking and secure cycle spaces.

BROADBAND

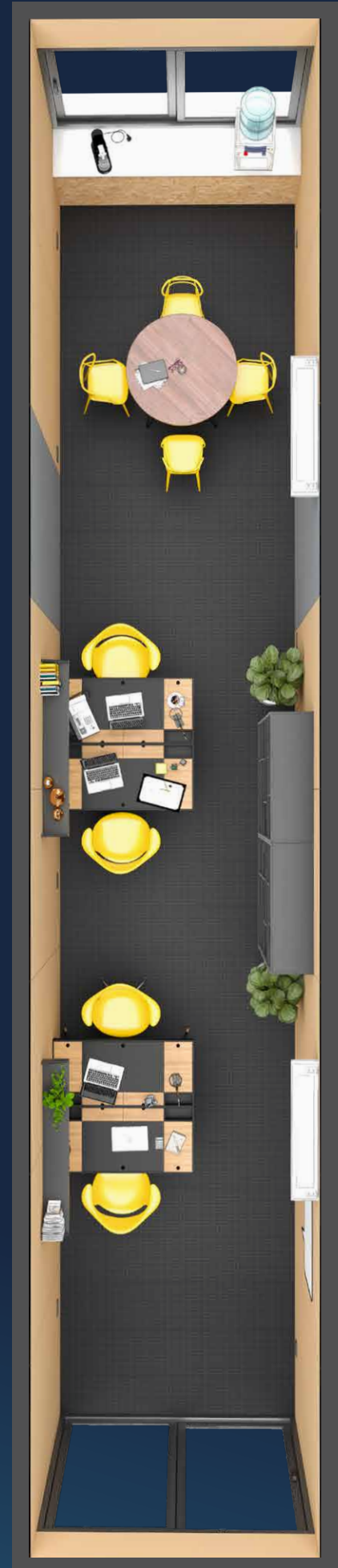
The units benefit from super-fast, dedicated fibre broadband.

Just 3 minutes from junction 15/16 on the M4 & M5

LOCATION

- Podville is located in Almondsbury within an established office park, comprising tenants such as RAC and EE.
- We are minutes from the M4/M5 Almondsbury interchange, providing easy access into Bristol City Centre, London, the south west and Wales.
- A range of nearby amenities include leisure facilities, public houses, cafes and restaurants and also the Willow Brook Centre where tenants include Tesco, Harvester, Boots and Costa Coffee.
- For working parents, a day nursery is situated within the grounds.





Flexible, all-inclusive office space

TERMS

The accommodation is offered by way of new, flexible licence for a term to be agreed.

RENT & SERVICE CHARGE

Please ask for full quotation. Inclusive of service charge.

VAT

The rent and service charge will be subject to VAT at the prevailing rate.

LEGAL COSTS

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

EPC

An EPC is not required.

USE

The property has planning consent B1 (Business) under the Town & Country Planning (Use Classes) Order 1987.

BUSINESS RATES

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.



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VIEWING & CONTACT INFORMATION

For further information or to make an appointment to view, please contact the joint sole agents Lambert Smith Hampton or Burston Cook

**Lambert
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