

Eastgate

OFFICE CENTRE

TO LET

Fully refurbished, air-conditioned,
open plan space

Eastgate Office Centre
Bristol BS5 6XX



4,464 sq ft
(415 sq m)



0.5 miles from
Junction 2 of M32



On bus routes
to city centre



Comprehensively
refurbished



Self-contained,
three storey offices





LOCATION

Eastgate Office Centre is a purpose built business park set in a landscaped environment, in an established commercial area close to the Eastgate Retail Park. The office scheme is prominently located on Eastgate Road, 0.5 miles from Junction 2 of the M32 motorway and approximately three miles north of Bristol City Centre. There are several bus routes running along Eastgate Road into the city centre.

DESCRIPTION

The unit comprises modern, self contained three storey offices. The office block is constructed by way of a steel frame construction with brickwork walls beneath pitched tile roofs. The unit benefits from:

- 0.5 miles from Junction 2 of M32
- Recently refurbished
- Open plan layout
- Suspended ceiling
- Recessed LED lighting
- Raised access floors
- New air-conditioning installed
- Male & female WCs on each floor
- Shower facilities
- On site bike facilities
- 14 car parking spaces
- Two separate staircases

ACCOMMODATION

The unit has the following net internal floor area (measured in accordance with the RICS Code of Measuring Practice, sixth edition);

Ground floor	137 sq m	1,471 sq ft
First floor	135 sq m	1,456 sq ft
Second floor	143 sq m	1,537 sq ft
Total	415 sq m	4,464 sq ft

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

Interested parties should make their own enquiries with the local billing authority.

TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Upon application.

ENERGY PERFORMANCE CERTIFICATES

The unit benefit from EPC rating C (58).

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**Lambert
Smith
Hampton**

0117 926 6666
www.lsh.co.uk

ROXINE FOSTER
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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. LSH/Hollister HD2389 06/20