



Unit 10 Portis Fields, Bristol Road, Bristol BS20 6PN

TO LET

First Floor Modern Office
Accommodation

**1,432 Sq Ft
(133 Sq M)**

Unit 10 Portis Fields, Bristol Road, Bristol BS20 6PN

DESCRIPTION

Comprising a modern first floor office suite on the popular Portis Fields Office Park, this prestigious building offers impressive views over the surrounding Somerset countryside. The office accommodation is finished to a very high standard suitable for modern occupation. The space benefits from suspended ceiling with recessed lighting, raised floors, air conditioning, male/female and disabled WC facilities, shower facilities, DDA compliant with lift to all floors, 7 allocated car parking spaces and allocated bicycle parking.

- ✓ Located close to junction 19 of the M5
- ✓ Recently refurbished
- ✓ 7 allocated car parking spaces
- ✓ Raised floors
- ✓ Suspended ceiling with recessed lighting
- ✓ Air conditioning



LOCATION

The offices are located within 0.5 miles of Portishead town centre offering good local amenities and fronts the B3124 Bristol Road, providing excellent road links to J19 of the M5 motorway located 1.5 miles away. The location provides easy access to the motorway network, Portbury, Avonmouth, North Bristol and Clifton and Central Bristol.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part First Floor	1,432	133
Total	1,432	133

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

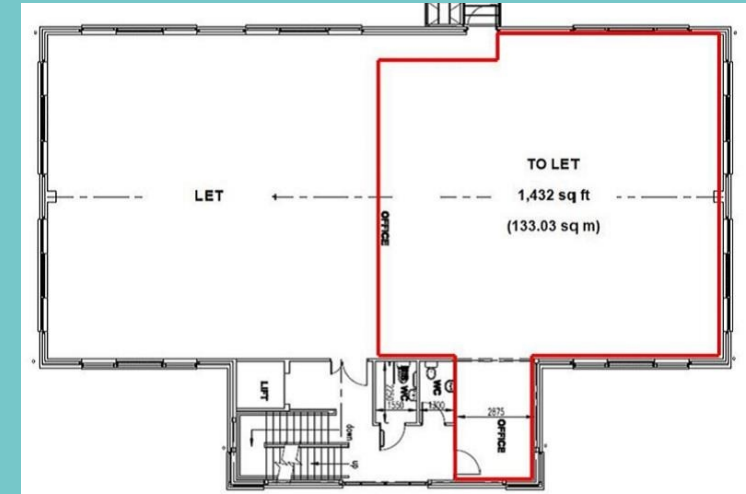
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Quoting rent of £15.50 per sq ft per annum exclusive. The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

B49



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 30-Jun-2020

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Roxine Foster
07834 626024
rfoster@lsh.co.uk

Ben Tothill
01179142017
Btothill@lsh.co.uk