



Unit 4, Great Park Road, Bradley Stoke BS32 4RU

TO LET

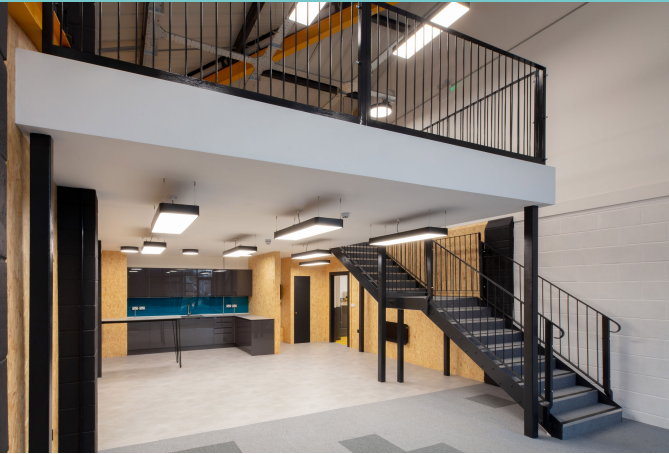
Self-contained, ground floor office with
a mezzanine

**1,219 Sq Ft
(113 Sq M)**

DESCRIPTION

Unit 4 comprises a self-contained, ground floor office with a mezzanine. The office benefits from its own entrance and is arranged as an open plan office split over two floors with a kitchenette on ground floor and a W/C on each floor, including a disabled WC at ground level. The premises provides an attractive and practical working space and currently benefits from a mix of vinyl and carpet covered flooring, ceiling mounted cable trays and LED lighting which creates a modern 'industrial' look.

- ✓ Modern, industrial-style design
- ✓ Flexible office layout
- ✓ Kitchenettes and WC facilities
- ✓ LED lighting
- ✓ On-site Parking
- ✓ Connection to super fast fibre broadband



<https://powerhousebristol.com/>

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. Regulated by RICS 20-May-2025

LOCATION

The Powerhouse is located in Almondsbury within an established office park comprising tenants such as RAC and EE. Minutes from the M4/M5 Almondsbury interchange, providing easy access into Bristol City Centre, London, the south west and Wales.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,219	113

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

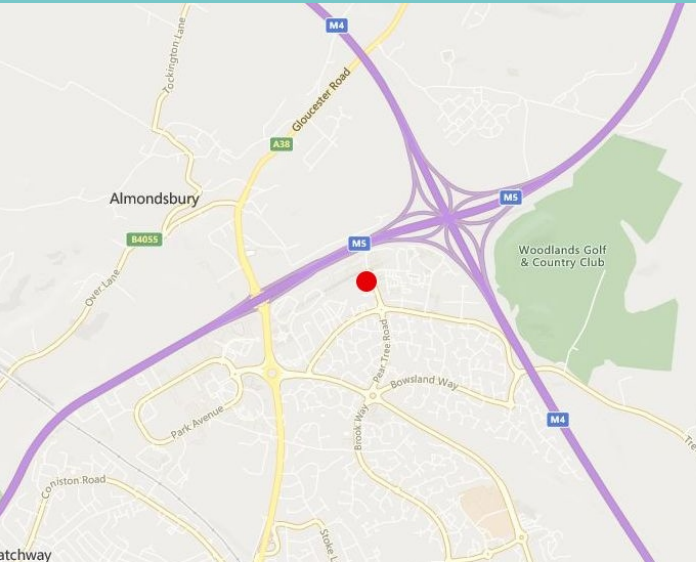
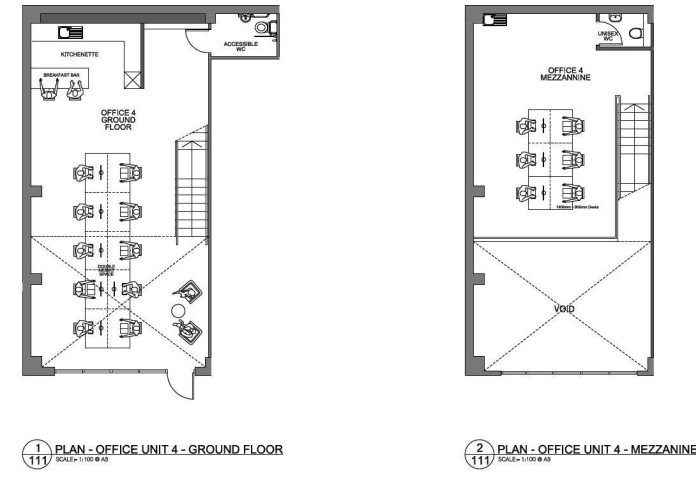
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The unit is available immediately by way of a new FRI lease for a term of years to be agreed, direct from the landlord.

EPC

On Application



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Roxine Foster
0117 914 2011
rfoster@lsh.co.uk

Peter Musgrove
0117 914 2013
Pmusgrove@lsh.co.uk