

1500

PARKWAY NORTH
GREAT STOKE WAY
BRISTOL BS34 8YU



FOR SALE/TO LET

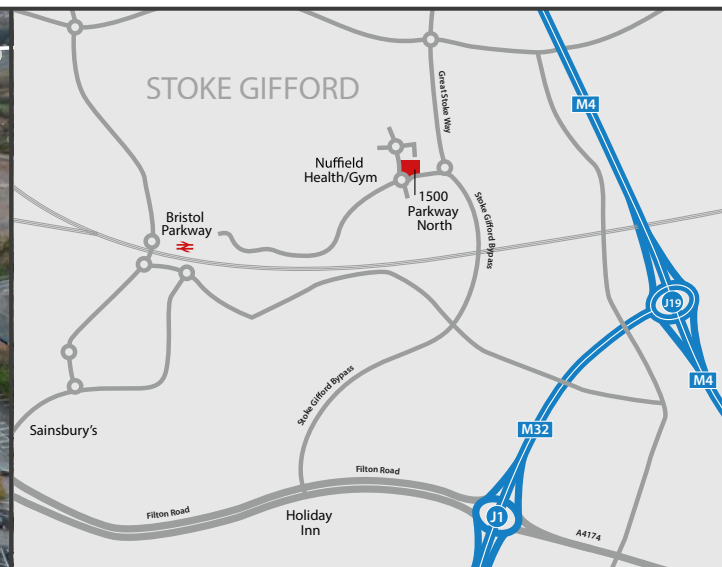
High quality office
accommodation

Totalling 11,410 sq ft

Ground floor available to let

1500

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LOCATION

Parkway North is an established high quality landscaped business park, located just south of the M4 and 6 miles north east of Bristol city centre. It is situated within walking distance of Bristol Parkway railway station, which offers significantly reduced journey times to London Paddington on the newly electrified mainline. Due to the recently opened Stoke Gifford Bypass, road communications to the office park are greatly improved with an approx. journey time to the M4 now taking just 6 minutes. Local road links have also been greatly improved.

DESCRIPTION

Modern two storey office building in a prominent position at the entrance of the park providing the following specification;

- Double height reception area
- Modernised washroom facilities
- Shower facilities
- Modern meeting rooms and private offices already in situ
- High quality break out space and kitchen area
- Dedicated server room
- Raised access floors
- Comfort cooling and heating
- Suspended ceiling with LED lighting

PARKING

26 car parking spaces allocated to each floor plus 2 disabled spaces.

ACCOMMODATION

	Sq ft	Sq m	
First Floor	5,663	526.11	LET
Ground Floor	5,747	533.90	AVAILABLE

TENURE

The ground floor offices are available on a new full repairing and insuring lease, subject to a service charge, for a term of years to be agreed direct with the Landlord.

Ground floor is available on a leasehold basis, alternatively a freehold sale of the whole building may be considered.

The first floor is let to Diocese Of Bristol Academies Trust on a lease expiring 5th June 2027.

Our clients may consider disposal of the freehold.

TERMS

Rent / Price on applicable.

RATES

Please verify the actual rates payable with the local authority.

EPC

Rating C (70).

LEGAL COSTS

Each party is to bear their own legal costs incurred with this transaction.

VIEWING

For further information please contact the joint agents.



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