



## 210 Bristol Business Park

The Close, Stoke Gifford, Bristol, BS16 1FJ

**210 Bristol Business Park offers high quality, open plan office accommodation across two storeys.**

**7,407 sq ft**  
(688.13 sq m)

- To be refurbished to a high standard
- Open plan accommodation
- Large floor plates
- Premier business park location
- WCs located on each floor
- Passenger Lift
- 43 dedicated car parking spaces

Summary

Available Size	7,407 sq ft
Rent	£21.50 per sq ft
Rates Payable	£9.61 per sq ft Rates Payable £71,168 per annum
Rateable Value	£139,000
Service Charge	N/A
Car Parking	43 car parking spaces for the whole building (ratio of 1:172 sq ft)
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	To be confirmed
EPC Rating	C (70)

Description

210 Bristol Business Park is a modern two storey office building situated in a prime location on the Park. The building is to be refurbished shortly providing high quality office accommodation with a large double height entrance reception and glazed stairwell leading to the first floor. There is a lift in the building serving both floors. There is a disabled WC on the ground floor plus both male and female WCs per floor.

Location

Bristol Business Park is established as one of the premier office locations in North Bristol. Neighbouring occupiers include Babcock, Thales, Boeing, UWE and The Forestry Commission. The Park is located approximately 6.5 miles north of the City Centre and is just 2 miles from Junction 19 of the M4 Motorway, accessed via the M32. The park is adjacent to the University of the West of England, circa 1.5 miles to the MOD procurement facility at Filton and is just over 2 miles from Parkway Mainline Railway Station.

Accommodation

The accommodation comprises the following areas:

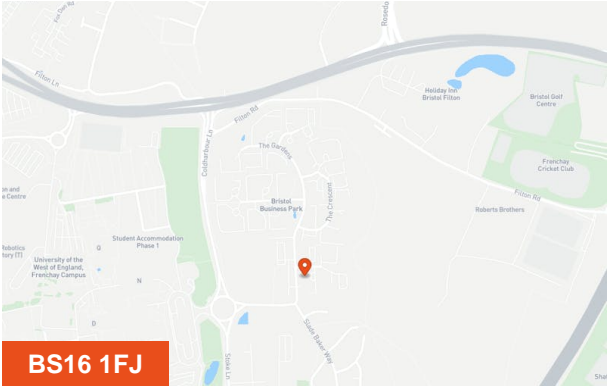
Name	sq ft	sq m	Availability
Ground - Reception	101	9.38	Available
Ground	3,647	338.82	Available
1st	3,659	339.93	Available
Total	7,407	688.13	

Terms

The accommodation is available on a new lease, direct with the Landlord, for a term of years to be agreed.

Anti-Money Laundering

Satisfactory discharge of all regulatory and compliance requirements including Know Your Client (KYC) and financial crime. The lessee agrees to provide information requested by the lessor in connection with clearing this condition.



Viewing & Further Information

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