



## 1600 Parkway North

Bristol Parkway North, Bristol, BS34 8YU

**High quality first floor office accommodation within walking distance of Bristol Parkway Station**

**4,220 sq ft**  
(392.05 sq m)

- Open plan office accommodation
- 2x meeting rooms
- Large kitchen and breakout space
- Suspended ceilings with LED lighting
- Full access raised floors
- New shower facilities

## Summary

Available Size	4,220 sq ft
Rent	£21 per sq ft
Rates Payable	£8.88 per sq ft
Rateable Value	£67,540
Service Charge	£5 per sq ft TBC
Car Parking	1:215 sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (35)

## Description

1600 Parkway North is a well presented two storey self-contained modern office building and presents a rare opportunity for fast growing organisations or similarly looking for immediate occupation. The available accommodation is located on the first floor and presents very well with a meeting room, a boardroom and a large kitchen with breakout space already installed.

Access is via a newly refurbished double height reception area which has been enhanced by the replacement of the entrance doors.

## Location

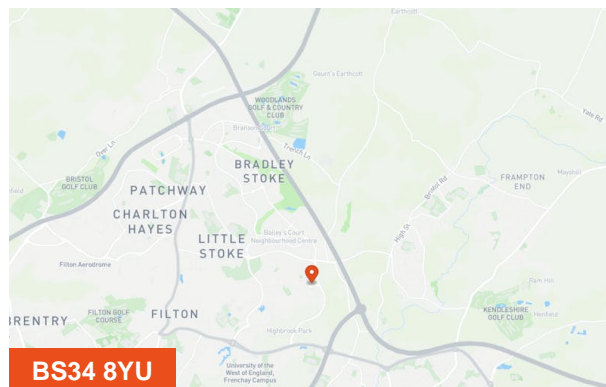
1600 Parkway North sits in a prominent position within Parkway North and is within easy walking distance of Bristol Parkway Railway Station, which offers a direct line to central London within 75 minutes. There is also a direct line to Bristol City Centre with trains departing every 20 minutes, getting into Bristol Temple Meads within 10 minutes.

The M32 is within 1.5 miles which connects to the motorway network. Parkway North sits on a popular cycle route which links North Bristol to Parkway Railway Station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	4,220	392.05	Available
<b>Total</b>	<b>4,220</b>	<b>392.05</b>	



## Viewing & Further Information

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