

TO LET

BLOCK A ST.
BRENDANS
COURT,
AVONMOUTH,
BRISTOL, CITY OF
BRISTOL
BS11 9FB

**2,000 - 10,622 sq ft
185.8 - 986.78 sq m**

- Extensive on site parking
- Raised access floors
- Comfort cooling
- Shower facilities

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LOCATION

Avonmouth lies 9 miles west of Bristol city centre which is rapidly accessed via the A4 Portway.

St Brendan's Court is located within Avonmouth, positioned off the A4 Bristol Broadway and close to the M5 Motorway Junction 18, and the start of the M49 Motorway.

The property is perfectly positioned to serve the South West and South Wales region with fast direct motorway access.

DESCRIPTION

The property comprises a self contained office building of brick and tile construction, with open plan accommodation arranged over two floors.

The accommodation has fully accessible raised floors and comfort cooling. Lighting is a mixture of fluorescent and LED fittings with suspended ceilings to most areas.

Block A is currently arranged as a single building with platform lift and a mixture of open plan accommodation and meeting rooms.

ACCOMMODATION

Name	Size
Ground	4,766 sq ft (442.76 sq m)
Floor Block A	
First Floor	5,856 sq ft (544.02 sq m)
Block A	
Total	2,000 - 10,622 sq ft (185.8 - 986.78 sq m)

RENT

The current annual rent is £12.00 per sq ft.

RATEABLE VALUE

Current: £148,000
Rates Payable: £80,808
Block A: £148,000 Rateable Value

EPC

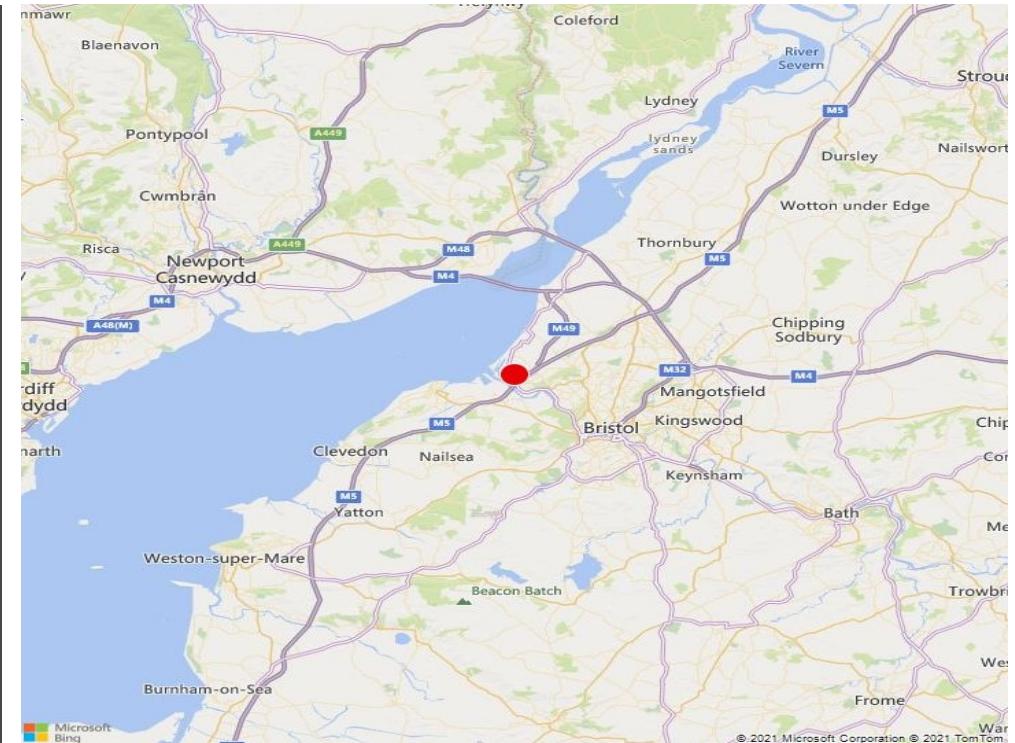
The building has an Energy Performance Rating as follows: Block A - Energy Rating D (78)

VAT

All terms quoted are exclusive of VAT where applicable.

VIEWING

Strictly by appointment with agents.



CONTACT

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