

TO LET

ST. ANDREWS
HOUSE, ST.
ANDREWS ROAD,
AVONMOUTH,
BRISTOL, CITY OF
BRISTOL
BS11 9DQ

**175 - 6,397 sq ft
16.26 - 594.28 sq m**

- Flexible lease terms available
- Generous parking provision
- Less than 1 mile from Junction 18 M5

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LOCATION

St. Andrew's House is located at St. Andrews Road, Avonmouth. Junction 18 of the M5 is less than 1 mile from St. Andrew's House, less than 2 minutes by car. The M49 motorway is 2 miles away and the M4/M5 Motorway Interchange is 8 miles from the property. Central Bristol is easily accessed via the A4 Portway. Avonmouth train station is within half a mile from the property.

St. Andrew's House sits adjacent to the main entrance of Avonmouth Docks, providing easy access to the extensive facilities provided by The Bristol Port Company.

A wide range of occupiers trade in close proximity to St. Andrew's House include a BP Service Station, Subway, Costa Express, Co-Op, Toolstation, Screwfix and Costco.

DESCRIPTION

St. Andrew's House comprises a purpose built office building, providing office suites of various sizes. The suites have panel lighting and perimeter trunking. A passenger lift provides access to each floor. There is ample on site parking for the use of tenants.

The Bristol Port Company canteen is located on the ground floor and is available for use by St. Andrew's House tenants.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal area basis. The floor areas are noted below:

Room 133 16.21 175
Room 134-137 112.70 1,212
Room 140 27.80 299
Rooms 101-120 465.44 5,010
Total 622.15 6,696

Name	Size
Room 133	175 sq ft (16.26 sq m)
Rooms 134-137	1,212 sq ft (112.59 sq m)
Rooms 101-120	5,010 sq ft (465.43 sq m)
Total	175 - 6,397 sq ft (16.26 - 594.28 sq m)

TERMS

Suite's are available by way of new internally repairing and insuring lease have term of years to be agreed.

RENT

Rent available upon request.

Rent payable is inclusive of utility charges.

EPC

The building has an energy performance rating of E. (XX).

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

VAT

All figures quoted are exclusive of VAT, if applicable.

VIEWING

For further information contact the sole agents:

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