



2 Glentworth Court
Lime Kiln Close
Stoke Gifford
Bristol
BS34 8SR

Approximately 6,339 SqFt (589 SqM)

- On site car parking
- Close proximity to Bristol Parkway railway station
- Steel frame with brick elevations
- Openable double glazed aluminium-framed window units

LOCATION

2 Glentworth Court is located on Parkway Business Park. Other occupiers include Crest Nicholson, Higher Education Funding Council for England. Aviva and Kendall Kingscott. This part of North Bristol is also home to the MOD - Defence Equipment and Support at Abbey Wood. Airbus, Rolls-Royce, and The University of the West of England. The building is close to Bristol Parkway railway station with the fastest journey time to London Paddington of 1 hour 10 minutes.

Road communications are excellent with the property lying 2 minutes south of the M4/M5 Motorway interchange at Almondsbury and a similar distance from Junction 1 of the M32 Motorway. Bristol City Centre lies approximately 4 miles to the South.

DESCRIPTION

The property comprises a modern 2-storey semi-detached office building designed and project managed by Kendall Kingscott. The building has a steel frame with brick elevations, openable double glazed aluminium-framed window units, and a pitched tiled roof.

Internally the property has a reception with open plan floor plates. The specification includes a raised floor with carpet covering, painted plastered walls and suspended ceilings with recessed fluorescent lighting. The building has an electric comfort cooling and heating system.

The external areas some of which are in the ownership of the management company are sensitively landscaped with interlocking block paved circulation and parking areas and a tarmac access road off Lime Kiln Close.

ACCOMMODATION

Measurements have been undertaken on a gross internal area basis from plans.

	SqFt	SqM
Ground Floor	3,212	298.4
First Floor	3,127	290.6
Total	6,339	589

Consideration may be given to the letting of individual floors.

TERMS

The property is offered to let on a new full repairing and insuring lease for a term of years to be agreed granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

LEGAL COSTS

Each party to be responsible for own legal costs.

QUOTING RENT / PRICE

£114,000 per annum exclusive of VAT, and outgoings, subject to contract.

CAR PARKING

There are 30 car spaces allocated giving a ratio of 1 space to 211 sq ft.

BUSINESS RATES

Assessed as Offices and Premises with a Rateable Value of £113,000.

VAT

All Prices Quoted are exclusive of VAT.

EPC

The building has an EPC rating of "C 74."

VIEWINGS

Viewings can be arranged by prior appointment with sole agents of Carter Jonas.

AML

In line with statutory requirements prospective buyers/ tenants will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

SUBJECT TO CONTRACT



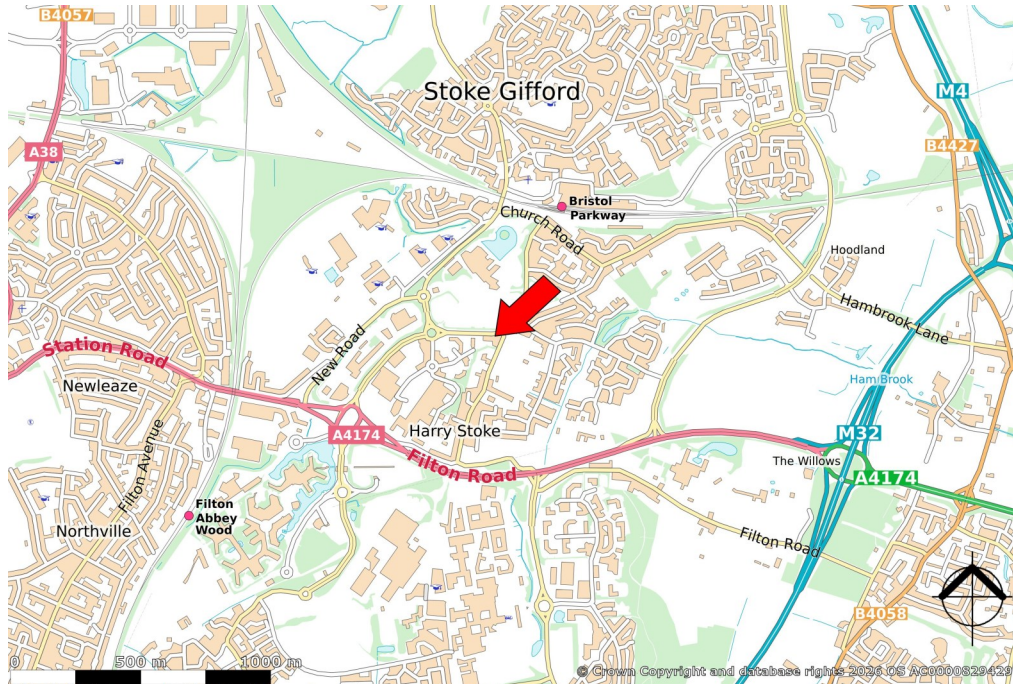
SUBJECT TO CONTRACT

NEARBY OCCUPIERS



SUBJECT TO CONTRACT

FOR IDENTIFICATION PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Andrew Hardwick MRICS

0117 922 1222 | 07771 820053

Andrew.hardwick@carterjonas.co.uk

Aerin Thomas

0117 403 9956 | 07990 558726

aerin.thomas@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

September 2026

Carter Jonas