



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 Clentworth 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 florescent lighting. There is a perimeter central heating system and VRV comfort cooling system with ceiling mounted cassettes.

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

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



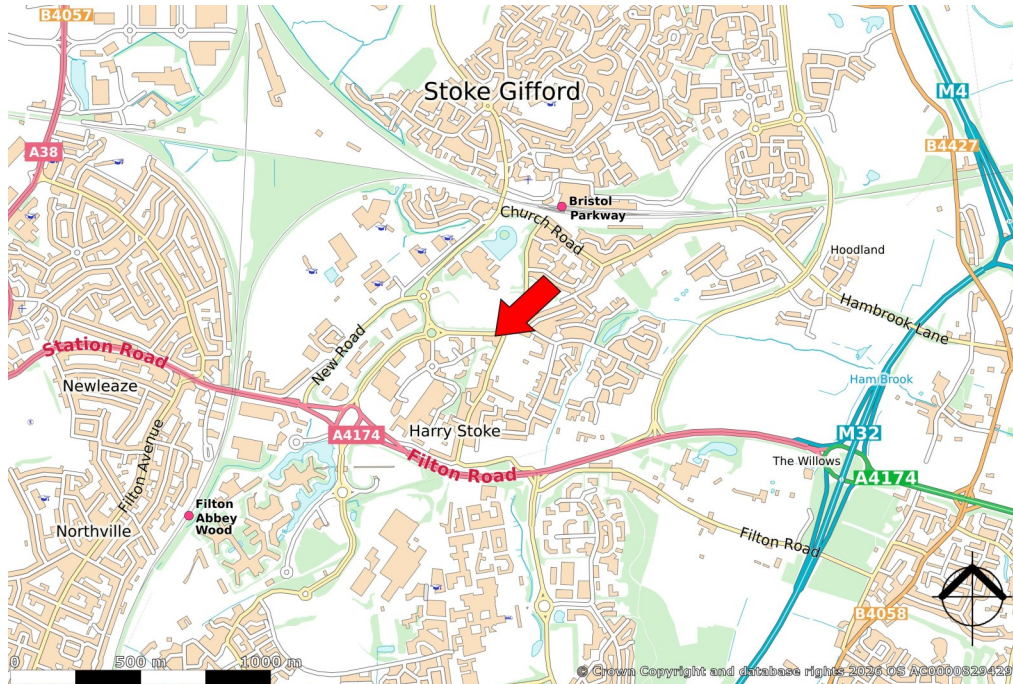
SUBJECT TO CONTRACT

NEARBY OCCUPIERS



SUBJECT TO CONTRACT

FOR IDENTIFICATION PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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September 2026

Carter Jonas