

TO LET

First Floor Office Suite with Car Parking



Accelerating success.



1st Floor, D2, Elm House Fountain Court, Bradley Stoke Bristol, BS32 4LA

- High quality, first floor office accommodation
- Prominent, well-connected business park location
- Demised WCs and shower
- 6 Car parking spaces

1,649 Sq Ft (153 Sq M)

Rent on application

CONTACT US

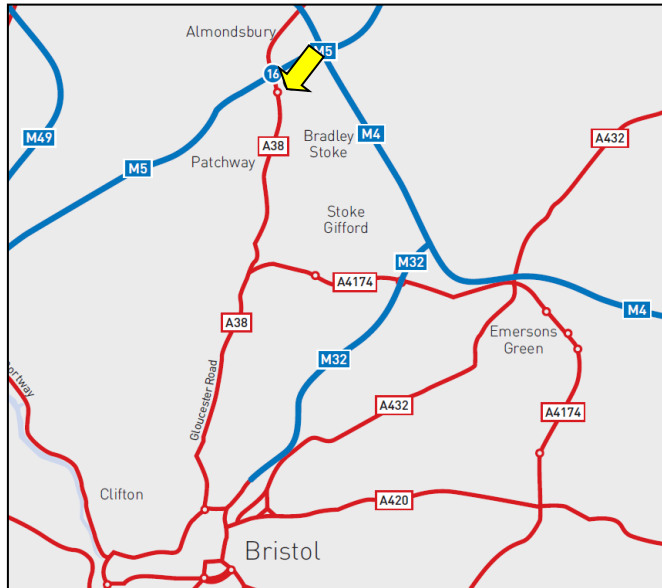
Strictly by prior appointment
with Colliers International, through:

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LOCATION

Fountain Court is a landscaped business park that occupies a strategic location adjacent to the M4/M5 interchange. Motorway access is gained at Junction 16 of the M5 located approximately 1 mile to the west via the A38, Gloucester Road which also links with Bristol City Centre which is 7.5 miles to the south.



DESCRIPTION

Elm House is a modern, two-storey office building situated in a prominent position within the business park. The available office suite is located at first floor level. Specification includes:

- Open plan office space
- LED lighting
- Comfort cooling
- Kitchenette
- Raised floors
- Excellent natural light
- Shower

CAR PARKING

6 Car Parking Spaces.

TERMS

The suite is available on a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

FLOOR AREAS

Ground Floor – 1,649 Sq ft (153 Sq m)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

The tenant will pay the business rate associated with the building. Please make your own enquiries to the local authority.

SERVICE / ESTATE CHARGE

The tenant will pay a fair proportion of the service and estate charge.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

Rated: C

VIEWINGS

Strictly by prior appointment through the sole letting agents Colliers.

Misrepresentation Act

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