

B1

# Vantage<sup>★</sup>

OFFICE PARK

Old Gloucester Road  
North Bristol · BS16 1RS



Indicative open plan floor

TO LET

Self Contained Office Suite  
1,497 sq ft  
with 4 parking spaces

On the instructions of:

SUMMERFIELD



Parkway Railway Station



Willow Brook



Virgin Active



## LOCATION

Vantage Office Park is located off Old Gloucester Road (B4427) near it's junction with Winterbourne Road (B4057) in North Bristol approximately 1.2 miles from Winterbourne and 1.3 miles from Parkway railway station. There are various local leisure and retail facilities within a few miles drive including Esporta, Bradley Stoke Leisure Centre and Willow Brook Centre anchored by a new Tesco Extra.

The property is approximately 2 miles from junction 1 of M32 motorway and 4 miles from junction 16 of the M5. There are a number of bus services running along Winterbourne Road and Stoke Gifford Way.

## DESCRIPTION

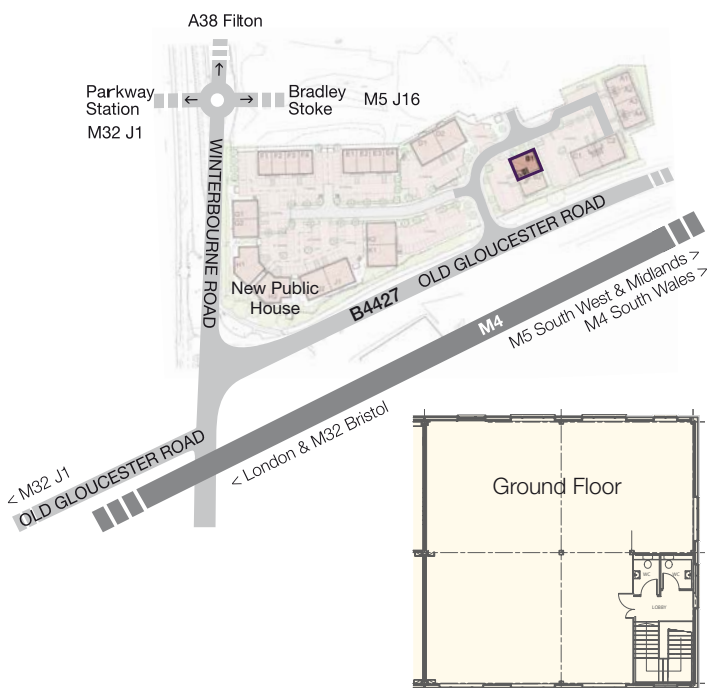
The available accommodation is a ground floor office, benefiting from:

- Open plan layout
- Suspended ceiling with recessed lighting
- Comfort cooling
- Raised floor
- 4 parking spaces. Additional spaces by separate agreement
- Kitchenette facilities

## ACCOMMODATION

The accommodation comprises the following approximate net internal area:

Unit B1	Sq ft	Sq m
Ground Floor	1,497	139.07



## TENURE

The accommodation is offered on a leasehold basis for a term of years to be agreed.

## SERVICE CHARGE

Service charge is payable for the upkeep of the building and towards landscaping of the business park; further information available upon request.

## RENT

Rent on application.

## VAT

VAT is payable.



On the instructions of:



## FOR VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the joint agents:



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. JLL/HTC Hollister 1767 8/15