

FOR SALE/TO LET
POTENTIAL ADDITIONAL
CAR PARKING
AVAILABLE

B2 Vantage[★]

OFFICE PARK

Old Gloucester Road
North Bristol · BS16 1RS



Indicative open plan floor

FOR SALE/TO LET
Self Contained Office Suite
4,447 sq ft
with 11 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 is a new Farmhouse Inn right on the doorstep and there are various local leisure and retail facilities within a few miles drive including Virgin Active, Bradley Stoke Leisure Centre and Willow Brook Shopping Centre anchored by a 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

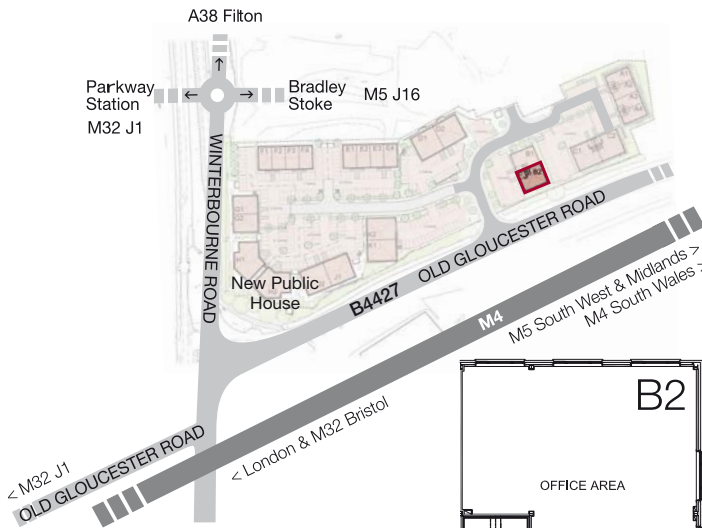
The available accommodation is located over lower ground, ground and first floors and can be refurbished to benefit from:

- Open plan layout
- Suspended ceiling with recessed lighting
- Comfort cooling
- Raised floor (ground and first floor only)
- 11 parking spaces

ACCOMMODATION

The accommodation comprises the following approximate net internal area:

Unit B2	Sq ft	Sq m	psf
First Floor	1,495	138.9	£16.00
Ground Floor	1,456	135.3	£16.00
Lower Ground Floor	1,496	138.9	£5.50
TOTAL	4,447	413.1	



TENURE

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

SERVICE CHARGE/EPC

Service charge is payable for the upkeep of the building and towards landscaping of the business park; further information available upon request. EPC rated C-64.

RENT

£55,450 per annum exclusive.

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 1500 02/15