



eden house
EASTGATE OFFICE PARK

EASTGATE ROAD BRISTOL BS5 6XY



2nd floor to let

3,340 sq ft (310.3 sq m)

includes 13 onsite car parking spaces

Edge of city centre location with excellent local amenities offering an 'out of town' parking ratio and 1 minutes drive from Junction 2 of the M32



location

The Eastgate Office Park is prominently located on Eastgate Road, close to Junction 2 of the M32 Motorway, approximately 2 miles north of Bristol city centre.

The building has excellent access to the M4 and M5 Motorways, via the M32. Bristol Parkway railway station is located approximately 4 miles to the north and Temple Meads only 2 miles away.

The purpose built office park is situated in a landscaped environment close to the Eastgate Retail Centre, providing office occupiers with a range of local amenities.

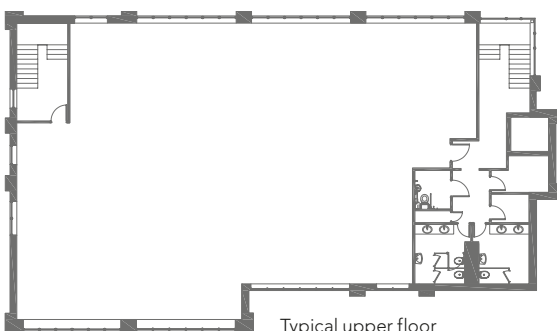
description

Eden House comprises a three-storey office building built in circa 1993. The property benefits from the following specification:

- Recent high quality refurbishment to the common areas
- High speed fibre optic broadband
- Low glare strip lighting activated on PIR sensors
- Raised floors with floor boxes (data and power)
- Comfort cooling and gas fired central heating
- Kitchenette facilities on each floor
- Excellent car parking ratio (1:250)
- Bicycle rack and shower facilities
- Male, female and disabled WC facilities on each floor
- 8 person passenger lift

accommodation

The accommodation is measured on a net internal basis and comprises 3,340 sq ft (310.3 sq m). A further 1,670 sq ft (155.1 sq m) may be available at first floor level. Details available upon application.



terms

The second floor is offered by way of a new lease for a term of years to be agreed.

rent

Full details are available on application.

business rates

We recommend all prospective occupiers contact the local rating authority to establish their exact rating liability www.voa.gov.uk

service charge

A service charge/estates service charge is applicable. Please contact the agents for further information.

car parking

There are 13 onsite car parking spaces.

legal costs/VAT

Each party to bear their own legal costs. VAT is chargeable.

epc

Rating of C-70.

viewing

Strictly by appointment through the joint sole agents.



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Important Notice. These particulars do not constitute an 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/WGH Hollister HD1953 08/16