

# B2 Vantage<sup>★</sup>

## OFFICE PARK

Old Gloucester Road · North Bristol · BS16 1RS

Situated on the Winterbourne Road and visible from the M4, the Park is surrounded by an excellent range of amenities, shops and leisure facilities. Simply the perfect location for you and your business.



**Parkway railway station** is within 1 mile providing regular connections to London Paddington and to central Bristol, Bath, Weston-super-Mare, South Wales, Gloucester and Swindon.



**Busy Bees Day Nursery** offering excellent child day care.



**Sainsbury's** supermarket and petrol station.



**Bradley Stoke Leisure Centre** and Library facilities.



**Virgin Active Health Club** offering indoor pool, gym, bar/restaurant and children's facilities.



There is a **regular local bus network** and a **designated cycle path** to the park.

A new **bus interchange** is proposed at Bradley Stoke.



8,000+ houses within 2-mile radius.



There are **various pubs and restaurants** in the local area within a short drive at Winterbourne, Filton, Parkway and Frenchay.



**Mercure Bristol North the Grange Hotel** including poolside leisure club with indoor pool, sauna, spa bath and health/beauty salon.

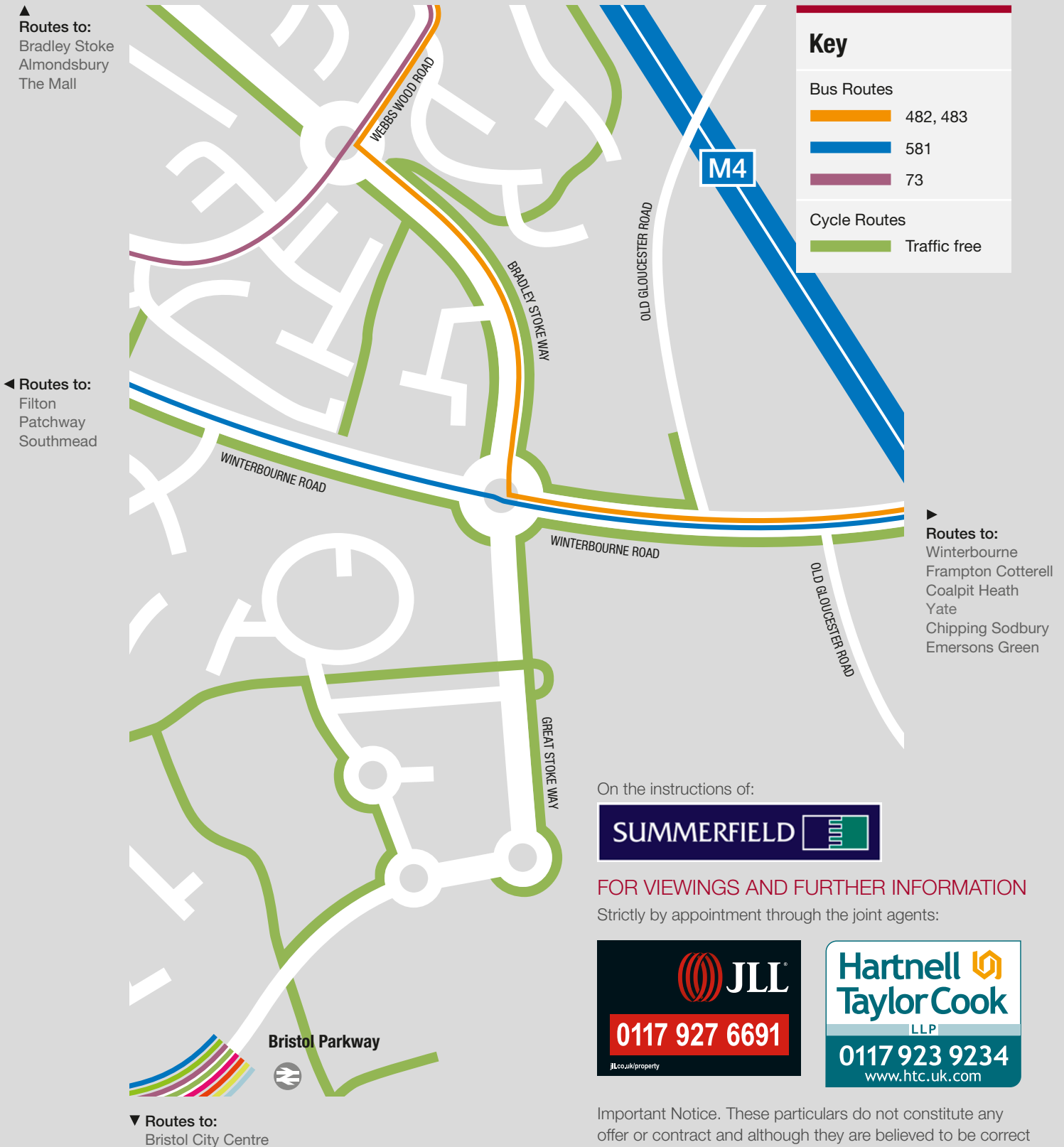


**Tesco** supermarket with deli, pharmacy, cashpoint, petrol station, disabled access and open 24 hours weekdays.

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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 1586 09/14