## Hartnell Taylor Cook

# **TO LET**



## Building C1, Vantage Office Park

Old Gloucester Road, Hambrook, Bristol, BS16 1GW

Newly refurbished first floor office accommodation in an established business location in North Bristol.

**2,009 sq ft** (186.64 sq m)

- Modern office accommodation
- Refurbished to a high specification
- Available immediately
- Air Conditioning
- Raised Floors
- LED Lighting
- Double Glazed Openable Windows
- 6 on-site allocated car parking spaces

### Building C1, Vantage Office Park, Old Gloucester Road, Hambrook, Bristol, BS16 1GW

#### Summary

Available Size	2,009 sq ft		
Rent	£17.50 per sq ft		
Rates Payable	£12,804.34 per annum [1st Floor C1 RV = £23,500; Car Parking RV £2,160]		
Service Charge	£3.60 per sq ft 2024 Budget: £7,250 per annum		
Car Parking	6 car parking spaces allocated to the suite		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
EPC Rating	C (65)		

#### Description

Building C1 is a semi-detached office building providing modern open plan accommodation. Following vacation of the existing tenant, the suite has been refurbished to a high specification, providing new carpeting, LED lighting and decorating throughout. The suite is available immediately.

There are 6 car parking spaces demised to the suite.

The accommodation is available on a lease, direct from the Landlord, for a term of years to be agreed.

#### Location

Vantage Office Park is situated in an elevated position fronting the B4057 Winterbourne Road and visible from the M4 motorway. The Park is easily accessed from Junction 1 of the M32 and is only 3 minutes and 6 minutes respectively from the A38 and Junction 16 of the M5. Bristol Parkway railway station is less than a mile away and provides direct connections to London Paddington. The Metrobus M1 runs close to the site and provides excellent connectivity from North to South Bristol. There are a number of local bus services running along Stoke Gifford Way and Winterbourne Road.

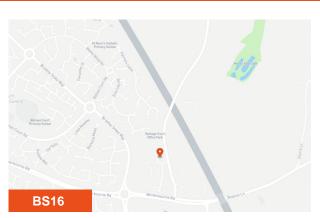
#### Accommodation

The accommodation comprises the following:

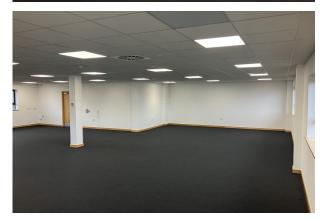
Name	sq ft	sq m	Availability
1st	2,009	186.64	Available
Total	2,009	186.64	

#### The Park

Vantage Office Park Phase One comprises 8 modern office buildings in an established and landscaped setting. Neighbouring occupiers include BUPA, Gallagher, Vinci Construction and Amcor. Amenities nearby include Winter Stream Farm Inn, Nuffield Health Fitness & Wellbeing Gym, Bradley Stoke Leisure Centre and Willow Brook Retail Centre anchored by Tesco Extra.







### Viewing & Further Information

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