

# Eastgate

## OFFICE CENTRE

▼  
**TO LET**

Fully refurbished, air-conditioned,  
open plan space

Eastgate Office Centre  
Bristol BS5 6XX



Suites available from approx. 686 – 1,373 sq ft  
(64 – 127 sq m)



0.5 miles from  
Junction 2 of M32



On bus routes  
to city centre

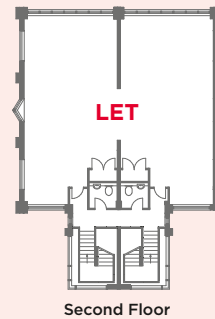
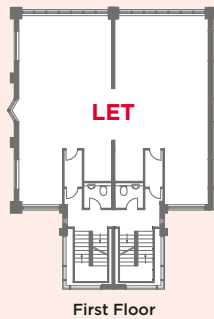
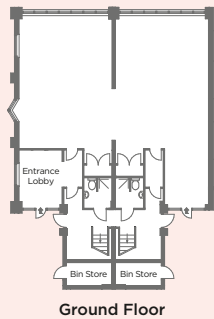


Comprehensively  
refurbished



New lift  
installed





## LOCATION

Eastgate Office Centre is a purpose built business park set in a landscaped environment, in an established commercial area close to the Eastgate Retail Park. The office scheme is prominently located on Eastgate Road, 0.5 miles from Junction 2 of the M32 motorway and approximately three miles north of Bristol City Centre. There are several bus routes running along Eastgate Road into the city centre.

## DESCRIPTION

The unit comprises modern, self contained three storey offices. The office block is constructed by way of a steel frame construction with brickwork walls beneath pitched tile roofs. The unit benefits from:

- 0.5 miles from Junction 2 of M32
- Recently refurbished
- Open plan layout
- Suspended ceiling
- Recessed LED lighting
- Raised access floors
- Air-conditioning
- Male & female WCs on each floor
- Shower facilities
- On site bike facilities
- On site parking spaces
- New lift installed

## ACCOMMODATION

The unit has the following net internal floor area (measured in accordance with the RICS Code of Measuring Practice, sixth edition) and is available as a whole or on a floor by floor basis;

Ground floor	1,373 sq ft	127 sq m
First & floor	<b>LET</b>	
Second floor	<b>LET</b>	

NB: The ground floor could be split to provide two suites of approx. 686 sq ft (127 sq m) - subject to a remeasurement of the space.

## CAR PARKING

On site car parking with ratio of 1:350.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Interested parties should make their own enquiries with the local billing authority.

## TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

Upon application.

## EPC

EPC rating of C (58).

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**Lambert  
Smith  
Hampton**

**0117 926 6666**  
[www.lsh.co.uk](http://www.lsh.co.uk)



**ROXINE FOSTER**  
rfoster@lsh.co.uk  
**BEN TOTHILL**  
btothill@lsh.co.uk

**FINOLA INGHAM**  
finola@burstoncook.co.uk  
**LUKE DODGE**  
luke@burstoncook.co.uk

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. LSH/BC Hollister HD2500 10/24