

TO LET 2,323 – 4,677 SQ FT (216 – 434 SQ M)

RENT £12.50 PER SQ FT



## WEST POINT ROW

GREAT PARK ROAD · BRADLEY STOKE  
BRISTOL · BS32 4QG

OPEN PLAN OFFICE WITH EXCELLENT PARKING  
NEAR TO M4/M5 INTERCHANGE

## DESCRIPTION

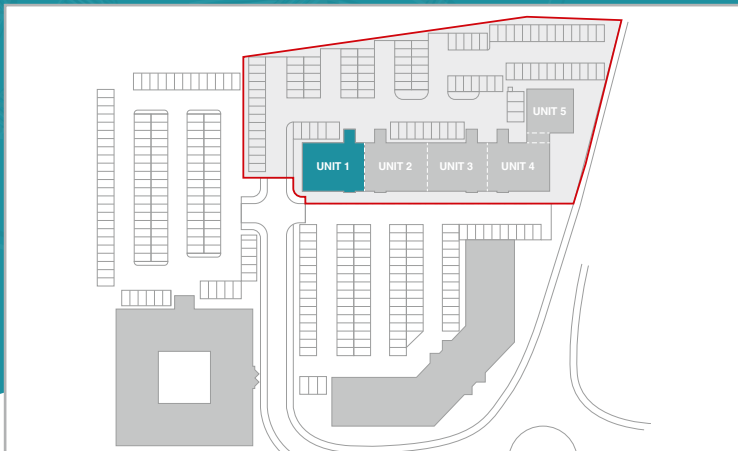
Providing open plan modern office accommodation with kitchen area already installed and raised floors with Cat 6 cabling.

The offices benefit from the following:

- Raised floors with floor boxes
- LED lighting panels
- Suspended ceilings
- Kitchenette
- Good natural light
- Comfort cooling
- Male/Female/Disabled WCs
- Shower
- Bike storage
- Cat 6 cabling

## CAR PARKING

22 spaces.



Typical indicative photos



DESCRIPTION

LOCATION

ACCOMMODATION

FURTHER INFO & CONTACTS

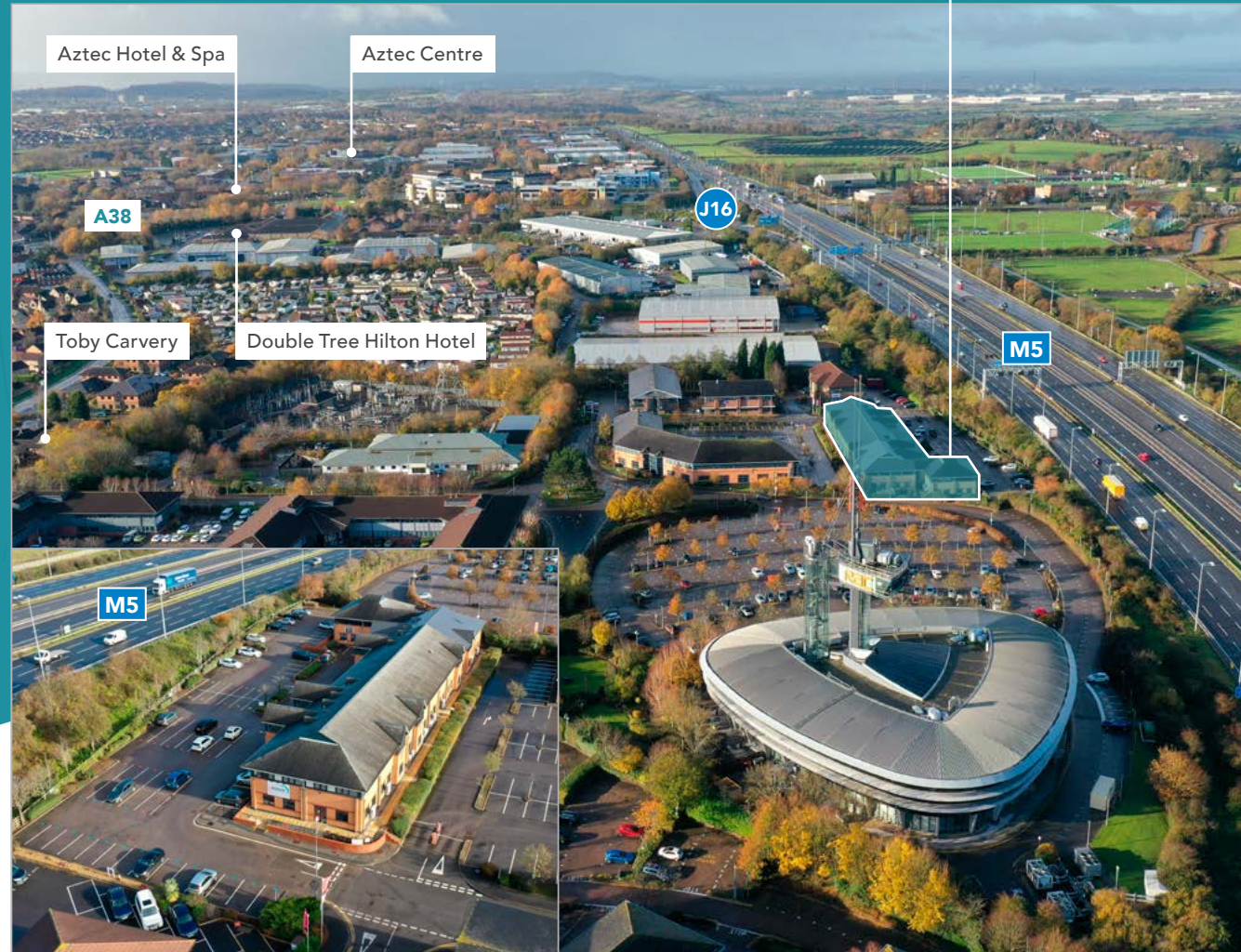
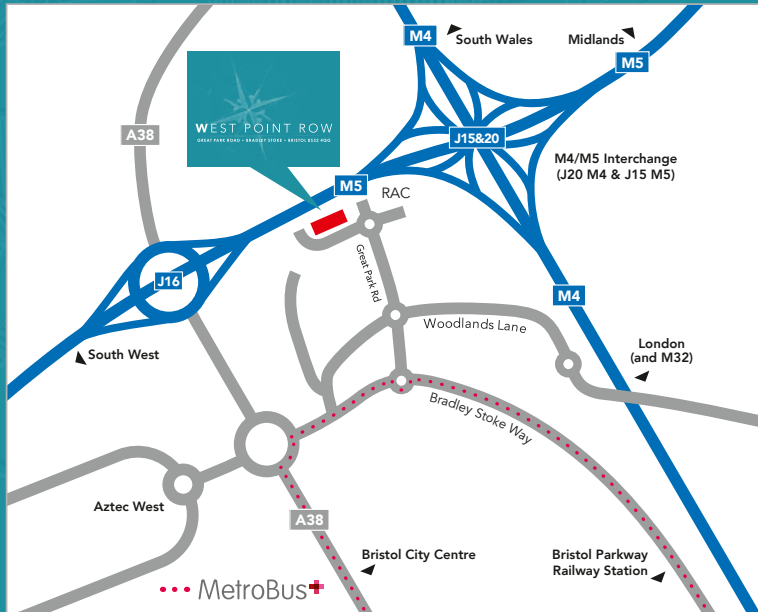
# WEST POINT ROW

GREAT PARK ROAD • BRADLEY STOKE • BRISTOL BS32 4QG

## LOCATION

West Point Row is located just off Great Park Road in Bradley Stoke. This allows good access to the M4/M5 interchange and is within ½ mile of junction 16 of the M5. Bristol Parkway station is located approx. 3 miles away.

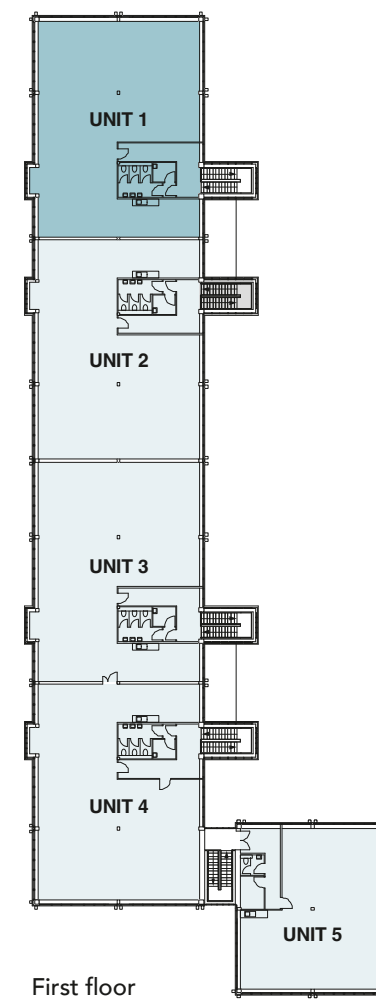
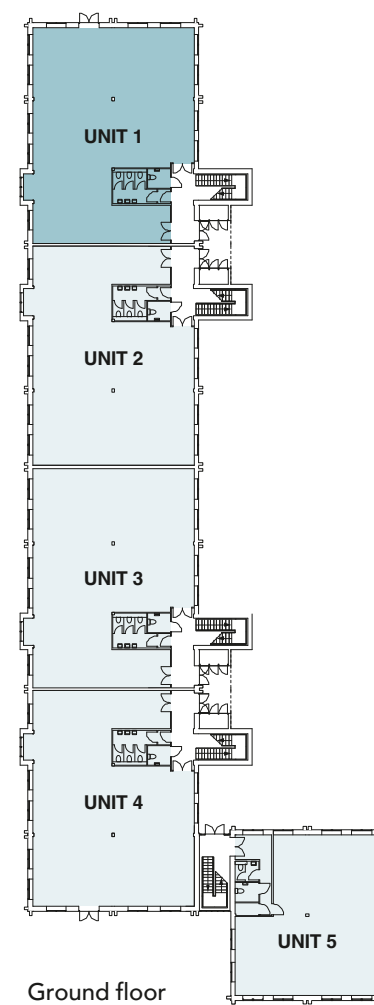
Bristol city centre is approx. 7 miles to the south and accessed via the M4/M32 interchange or the A38. This well established area is also home to the RAC, Computer Centre and Atkins.



## ACCOMMODATION

The property has the following approximate net internal floor areas.

Unit	Floor	Sq ft	Sq m	Car Parking
Unit 1	Ground	2,354	219	11 <b>NOW LET</b>
	First	2,323	216	11



**RENT**

£12.50 psf pax.

**LEGAL COSTS**

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

**TERMS**

The office(s) are available to rent by way of new flexible full repairing and insuring lease(s) for a term of years to be agreed, direct with the landlord.

**BUSINESS RATES**

Interested parties are advised to check the current business rates with South Gloucestershire District Council.

**VAT**

VAT will be payable on the rent.

**EPC RATING**

Rated C.



Typical indicative photos

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**Important Notice.**

These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. BC/C/HD2483 01/24