





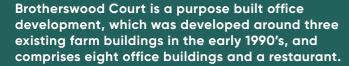




INTRODUCING ROWAN HOUSE

Rowan House is a self-contained period building containing segmented office accommodation over ground, first and second floors which offers a unique opportunity for occupiers to either lease the building or purchase the Long Leasehold.

The space generally consists of solid floors with a combination of flagstone and carpeted coverings, a mixture of fluorescent tube, LED spot and wall mounted light fixtures, plastered and painted walls and ceilings with feature beams throughout and a gas fired wall mounted wet radiator central heating system. Externally the building has rendered and painted elevations with a pitched concrete tile roof.



The park stands out for its attractive and mature landscaping and use of reconstituted stone for the external elevations of the majority of the buildings.

Description	Area (Sq M)	Area (Sq Ft)
Ground	135.9	1,462
First	151.1	1,627
Second	25.0	269
Total	312.0	3,358





DOUBLE GLAZED WINDOWS



PRIVATE EXTERNAL COURTYARD



KITCHENETTE & W/C FACILITIES



IDEALLY LOCATED

Brotherswood Court is situated on Almondsbury Business Park which is an established business park approximately 7 miles north of Bristol city centre and half a mile to the east of Aztec West Business Park. Other office occupiers on Almondsbury include RAC, Kerry Foods and Cemex. Access to Junction 16 of the M5 is approximately 1 mile distant via the A38 and Bristol Parkway rail station is approximately 2 miles to the south. Parkway station has mainline services to London Paddington (fastest journey time 1hr 23 minutes).

There are a range of facilities in the immediate area including a Coffee#1 coffee shop, neighbourhood shopping centre, supermarket, pub and a number of other retail outlets.

EPC RATING C

TENURE New lease available directly from the landlord on flexible terms. Sale also considered.

RENT AND RATES Upon application to the marketing agents. **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction.

www.brotherswoodcourt.co.uk

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