



BROTHERSWOOD COURT

ALMONDSBURY BRISTOL BS32 4QW

**ROWAN HOUSE | BROTHERSWOOD COURT
FOR SALE OR TO LET**



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.

Brotherswood Court is a purpose built office development, which was developed around three existing farm buildings in the early 1990's, and comprises eight office buildings and a restaurant.

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

Misrepresentation Act: CBRE for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither CBRE nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Designed by Moose 0117 950 8445. August 2024.

CBRE

Alex Hayman
M 07827 252 847
 alex.hayman@cbre.com

Alex Riddell
M 07920 467 117
 Alex.Riddell@cbre.com



Finola Ingham
D 0117 934 9977
 finola@burstoncook.co.uk

Vicki Grimshaw
D 0117 934 9977
 vicki@burstoncook.co.uk