



**BROTHERSWOOD COURT**

ALMONDSBURY BRISTOL BS32 4QW

**LAUREL HOUSE | BROTHERSWOOD COURT  
PART FIRST FLOOR OPEN PLAN OFFICE SUITE TO LET**

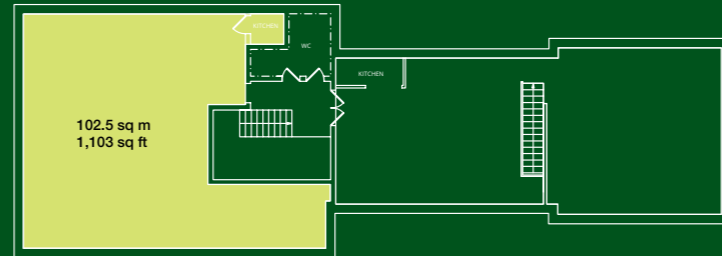




## ABOUT BROTHERSWOOD COURT

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 site also benefits from a Coffee #1 shop and hairdressers which are available for tenant and public use.

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.



## AVAILABILITY

Redwood House provides the following floor areas:

Description	Area (Sq M)	Area (Sq Ft)
Part First	102.5	1,103
<b>Total</b>	<b>102.5</b>	<b>1,103</b>



## INTRODUCING LAUREL HOUSE

-  OPEN PLAN OFFICE ACCOMMODATION
-  SUSPENDED CEILING
-  RAISED ACCESS FLOORS
-  HEATING AND COOLING SYSTEM
-  MALE, FEMALE AND ACCESSIBLE WC'S
-  DDA COMPLIANT
-  CAR PARKING RATIO OF 1 SPACE PER 250 SQ FT





**IDEALLY LOCATED**

Brotherswood Court is one of North Bristol's premier business parks situated near the M4/M5 motorway interchange, about 7 miles north of Bristol city centre. It is within 4 miles of Parkway railway station and a short walk from amenities such as a Hilton Hotel, Tesco Express, and Happy Days Childrens Nursery. Willow Brook Retail Centre is also 4 miles away offering a wealth of amenity. The area is also home to major companies from various industries including AXA, Barratt Homes, RAC, Orange, Capita, and NHS Direct.

**EPC RATING** Laurel House has an energy performance rating of C-75. Full certificate available upon request.

**LEASE TERMS** The available office space is available by way of a new effective full repairing and insuring lease, for a term to be negotiated.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

**VAT**

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



[www.brotherswoodcourt.co.uk](http://www.brotherswoodcourt.co.uk)

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