



Woodlands Court

TO LET

Available accommodation
2,881 – 15,354 sq ft
(267.7 – 1,426.5 sq m)



- Woodlands Court**
- 1/100a Randstad CPE Ltd
 - 1b/100 CNM College of Naturopathic Medicine
 - 2/150 Woods Estate Agents
 - 3/200 RHEINMETALL
 - 4/200 RHEINMETALL
 - 5/200 RHEINMETALL
 - 6/200 RHEINMETALL
 - 7/300 RHEINMETALL
 - 8/350 Mobilium
 - 9/400 Infor
 - 10/400 STONEWATER

DESCRIPTION

Woodlands Court is an attractive office scheme with circa 38,000 sq ft of high quality accommodation spread across 10 buildings. The park is situated adjacent to junction 16 of the M5 with excellent access to the M4/M5 interchange.

Local occupiers include:





- ✓ Excellent business location
- ✓ Adjacent to junction 16 of the M5
- ✓ Located 4 miles from the city centre
- ✓ 2 miles from Bristol Parkway
- ✓ Attractive landscaped courtyard
- ✓ Quality office accommodation

- 1 The Aztec Centre
- 2 Aztec Hotel & Spa
- 3 Double Tree by Hilton
- 4 RAC
- 5 Rolls Royce
- 6 Airbus
- 7 BAE Systems
- 8 Aviva
- 9 MOD Abbeywood
- 10 UWE
- ... MetroBus+



LOCATION

Drive times

Woodlands Court lies approximately 4 miles north east of Bristol city centre.

Cribbs Causeway	4 miles
Bristol city centre	4 miles
Cardiff	41 miles
Bath	18 miles
Exeter	81 miles
Reading	76 miles
Birmingham	90 miles
London	117 miles

Train times from Bristol Parkway

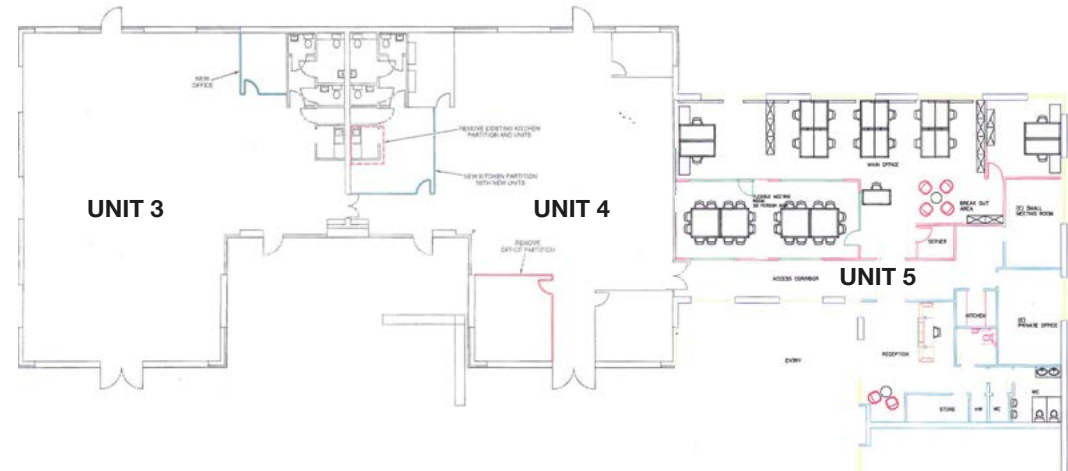
Bristol Parkway is situated just 2 miles and provides direct services to London.

Cardiff	31 mins
Reading	50 mins
Birmingham	1 hour 12 mins
Exeter	1 hour 34 mins
London	1 hour 12 mins

SPECIFICATION

Mixture of open plan accommodation with various meeting rooms.

- ✓ Capable of sub-division into 3 self-contained offices
- ✓ 3 kitchen areas
- ✓ 3 sets of Male/female and disabled WCs
- ✓ Suspended ceiling
- ✓ Air conditioning
- ✓ LED lighting
- ✓ Raised floor
- ✓ Double glazing



AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

UNIT	FLOOR AREA	PARKING	EPC
3-5	8,889 sq ft (825.8 sq m)	42	C



SPECIFICATION

Mixture of open plan accommodation with various meeting rooms.

- ✓ Suspended ceiling
- ✓ Kitchen
- ✓ Male/female and disabled WC
- ✓ Air conditioning
- ✓ LED lighting
- ✓ Raised floor
- ✓ Double glazing

AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

UNIT	FLOOR AREA	PARKING	EPC
6	2,881 sq ft (267.7 sq m)	13	C



SPECIFICATION

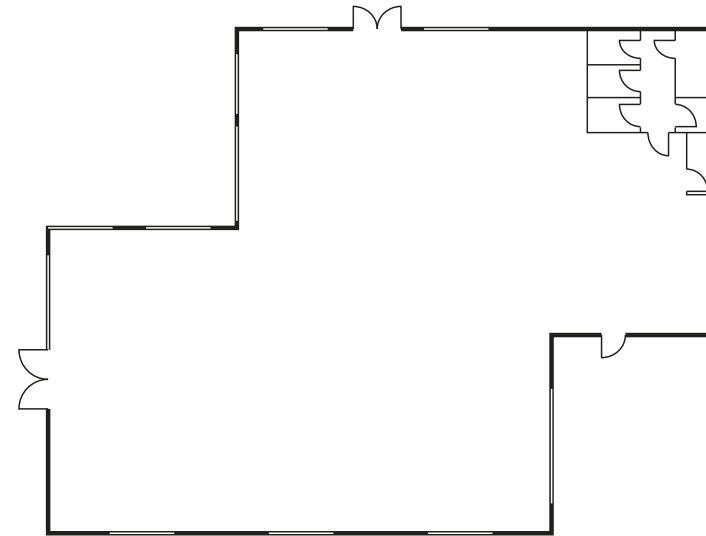
Mixture of open plan accommodation with various meeting rooms.

- ✓ Suspended ceiling
- ✓ Kitchen
- ✓ Male/female and disabled WC
- ✓ Air conditioning
- ✓ LED lighting
- ✓ Raised floor
- ✓ Double glazing
- ✓ Shower

AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

UNIT	FLOOR AREA	PARKING	EPC
7	3,584 sq ft (333 sq m)	17	C





Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.
HTC/C Hollister HD2575 08/2023.

TERMS

A new effectively full repairing and insuring lease, by way of a service charge, is available direct from the landlord.

RENT

On application.

EPC

To be reassessed.

VAT

We understand that the building is elected for VAT and therefore VAT is payable on all prices.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING

Viewing strictly by appointment through the joint agents.



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