



**KnightFrank.com**



**To Let**

## Lysander House Cribbs Causeway, Bristol

High Quality Office Accommodation

- 3,843 sq. ft. – 13,236 (1,230 sq. m.)
- Available fully furnished or in open plan condition
- 43 car parking spaces
- One minute from the M5 (Junction 17)

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## Description

Lysander House is a hugely prominent, high quality office building. The building is finished to a high specification, having regard to the need for sustainability.



The building's amenities include:

- VRF air conditioning
- Suspended ceilings
- LG7 lighting
- Raised floors with floor boxes
- Cycling and shower facilities
- Roof mounted solar panels



## Important Notice

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## Accommodation

Floor	SQ FT	SQM
First	9,393	872.6
Part Ground	3,843	357.0
<b>Total</b>	<b>13,236</b>	<b>1,230</b>

Both suites can be offered fully furnished – with the benefit of a fitted kitchen, high quality glazed meeting rooms and furniture - or in an open plan condition.



## Parking

12 car parking spaces are offered with the ground floor suite and 31 spaces can be offered with the first floor suite.



## Location

Lysander House occupies a prominent location overlooking Cribbs Causeway with unrivalled access to the motorway network and a wide range of amenities. Junction 17 of the M5 motorway lies just a quarter of a mile distant and the M4/M5 motorway interchange within 3 miles. Bristol Parkway station is within 4 miles of the building, whilst regular bus services link Lysander House with the city centre.

The accommodation is surrounded by a variety of amenities including Miller & Carter Steakhouse, Mollie's Motel and Diner, Redwood Farm Dining and Carvery, a Premier Inn and Travelodge.



## Amenities

In addition to the amenities 'on the doorstep' Lysander House benefits from its proximity to a wide range of varied amenities including:

- The Mall (130 stores including John Lewis and Marks & Spencer)
- The Venue (including a VUE cinema, Fitness First and restaurants)

- Major supermarkets (Asda and Morrisons)
- Hotels (Premier Inn Hotel, Travelodge)
- The Bristol Golf Club



## Terms

The accommodation is available by way of a new sub-lease for a term until March 2027.

## EPC

The accommodation has an EPC C rating.

## Viewing

Viewing is strictly by prior appointment with the sole agents. Please contact:

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