

100A

Bristol Business Park
Stoke Gifford, BS16 1EJ

Prime out
of town
office
to let

14,749 -
87,648
sq ft

1,370 - 8,142 sq m



BREEAM[®]

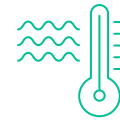
BREEAM
Excellent rating



Bike parking



Showers



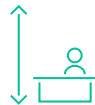
VRF air
conditioning



Full access
raised floors



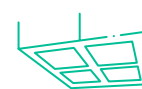
EPC A



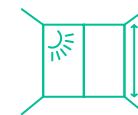
Double height
reception



Four 13 person
passenger lifts



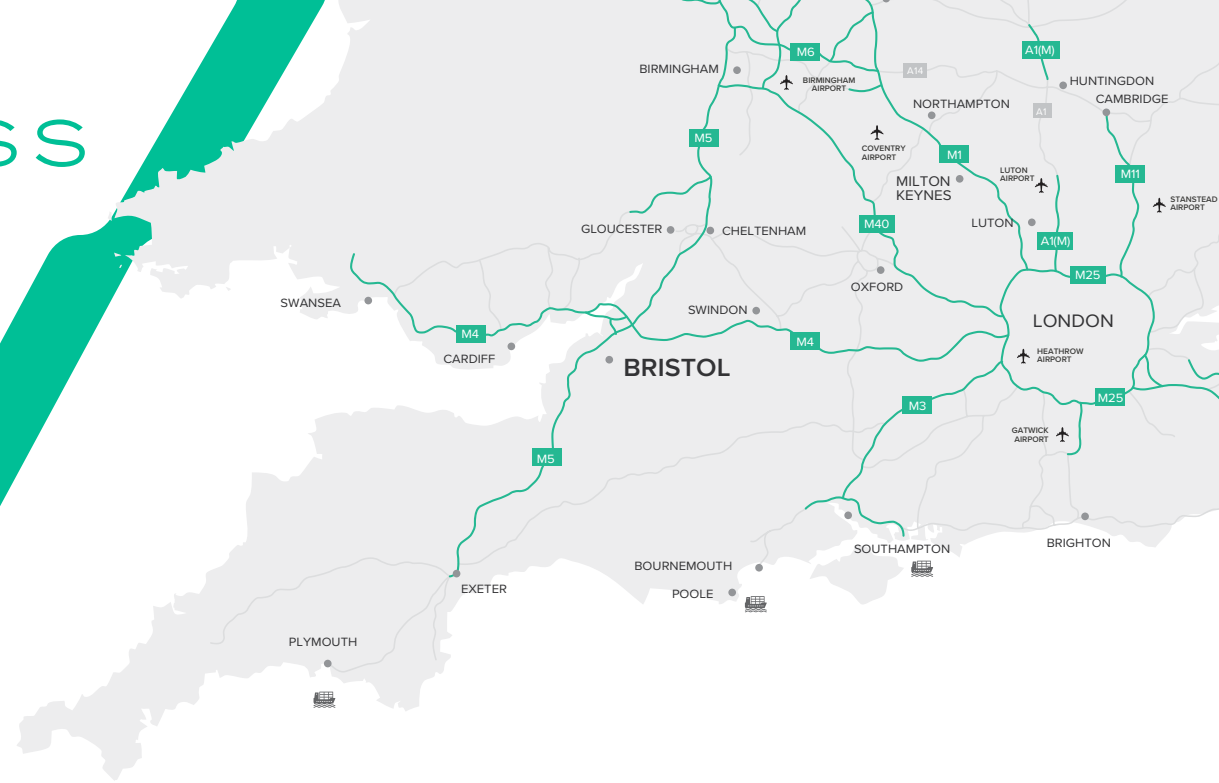
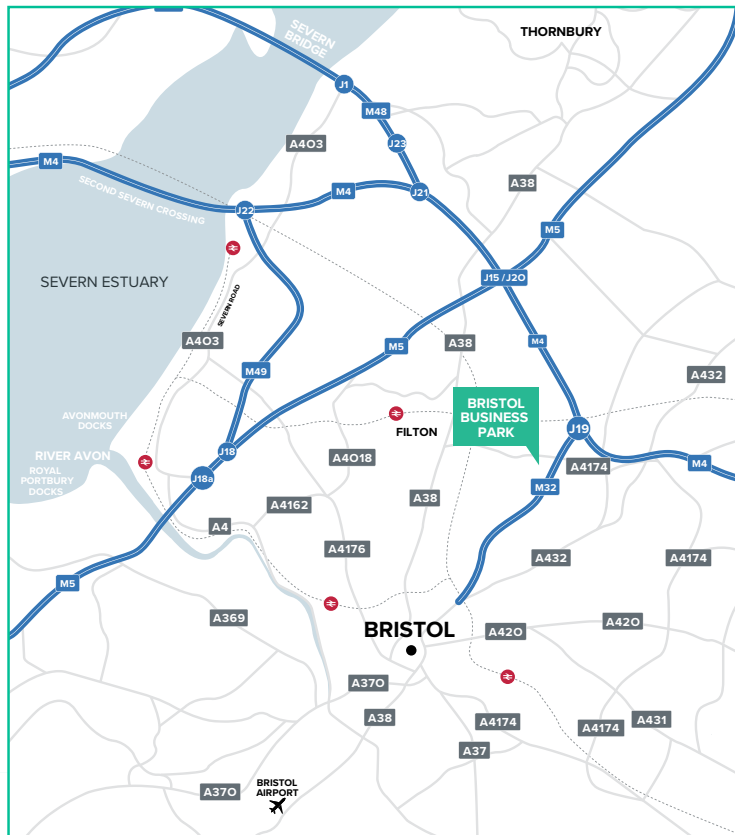
Suspended ceilings
with LED lighting



Floor to ceiling
glazing

THRIVING BUSINESS DESTINATION

Bristol Business Park is an established office park five miles north of Bristol City Centre with excellent transport links and within easy access of the M32, M4 and M5 Motorways. In addition, Bristol Parkway railway station lies within 10 minutes' drive, providing a regular Inter City service to London Paddington, within 1hr 30 mins.



2.0 MILES TO
M32 / M4 (J19)

4.6 MILES TO
M4/M5 INTERSECTION

2.0 MILES TO
BRISTOL PARKWAY
STATION

14.9 MILES TO
BRISTOL AIRPORT

6.6 MILES TO
BRISTOL CITY
CENTRE

116 MILES TO
LONDON

ON YOUR DOORSTEP



ABBEY WOOD RETAIL PARK OCCUPIERS



MADE FOR NOW AND THE FUTURE

100A Bristol Business Park provides 87,648 sq ft of Grade A offices over five floors, with 291 car parking spaces. The property has been fitted-out to full Cat A specification providing virtually column-free floors of up to 18,647 sq ft. The property provides a prominent gateway office building on Bristol Business Park, Bristol's premiere out of town Business Park.



BREEAM[®]
EXCELLENT





RETHINK YOUR WORKSPACE

Net Internal Areas	sq ft	sq m
Fourth Floor	17,650	1,640
Third Floor	18,647	1,732
Second Floor	18,632	1,731
First Floor	17,314	1,608
Ground Floor Office	14,749	1,370
Ground Floor Reception	656	61
Total	87,648	8,142



MAKE YOUR MOVE

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC

EPC rating A.

Viewing strictly by
prior appointment:

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