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 Excellent rating



EPC A



Bike parking



Double height reception



Showers



Four 13 person passenger lifts

VRF air conditioning



Suspended ceilings with LED lighting



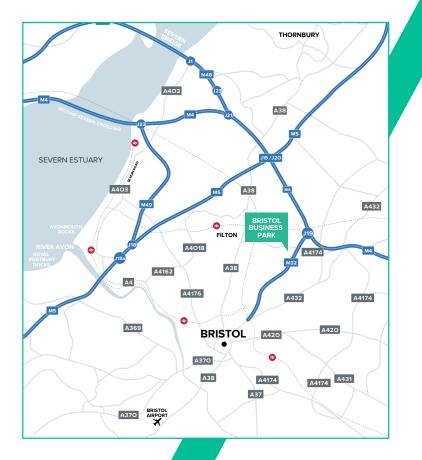
Full access raised floors



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)

2.0 MILES TO BRISTOL PARKWAY STATION

6.6 MILES TO BRISTOL CITY CENTRE

BIRMINGHAM HUNTINGDON CAMBRIDGE + COVENTRY MILTON . KEYNES LUTON GLOUCESTER . CHELTENHAM OXFORD SWANSEA SWINDON . LONDON CARDIFF BRISTOL BRIGHTON SOUTHAMPTON BOURNEMOUTH EXETER POOLE . PLYMOUTH

4.6 MILES TO M4/M5 INTERSECTION

14.9 MILES TO BRISTOL AIRPORT



# ON YOUR DOORSTEP



ABBEY WOOD RETAIL PARK OCCUPIERS













Frankie & Benny's

# 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.









### 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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This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 07/23