



St Matthews House, Conference Avenue, Portishead BS20 7LZ

TO LET

Self-contained refurbished office
building

2,000 - 4,126 Sq Ft
(186 - 383 Sq M)

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DESCRIPTION

St Matthews House comprises a semi-detached two story office unit of traditional construction. The building can be let as a whole or consideration will be given to floor by floor lettings. It has been recently refurbished to a very high standard to include suspended ceiling, newly installed HVAC system, recessed LED lighting, raised floor, fitted kitchenettes, WC and shower facilities. The building benefits from 15 allocated car parking spaces along with bike parking facilities.

- ✓ Open plan office suites
- ✓ Fitted kitchenettes
- ✓ Suspended ceilings with new LED lighting
- ✓ Raised floors
- ✓ HVAC heating / cooling system
- ✓ WC and shower facilities



LOCATION

St Matthew's House is located on Portishead Office Park, close to the marina and within a popular and established office location. The park benefits from good road links being in close proximity to the A369, which provides a direct link between the town centre and Junction 19 of the M5. There are also plans for a rail link to be installed to connect to Bristol Temple Meads.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,000	186
First Floor	2,126	198
Total	4,126	383

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

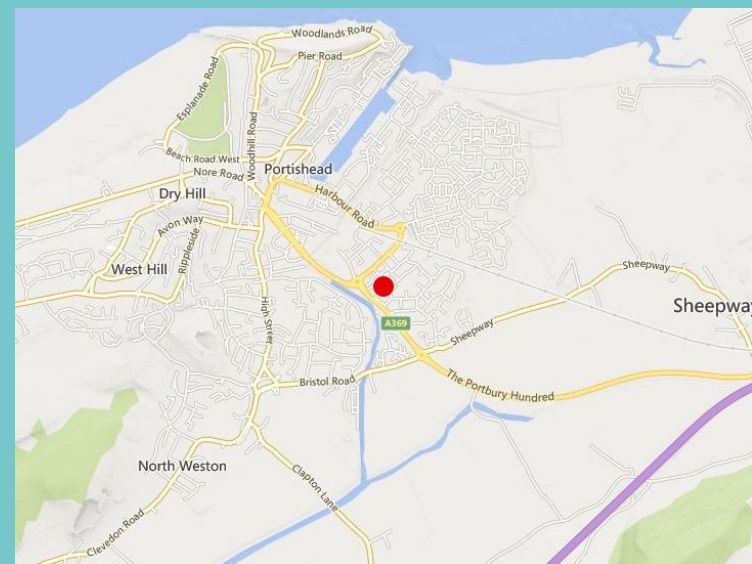
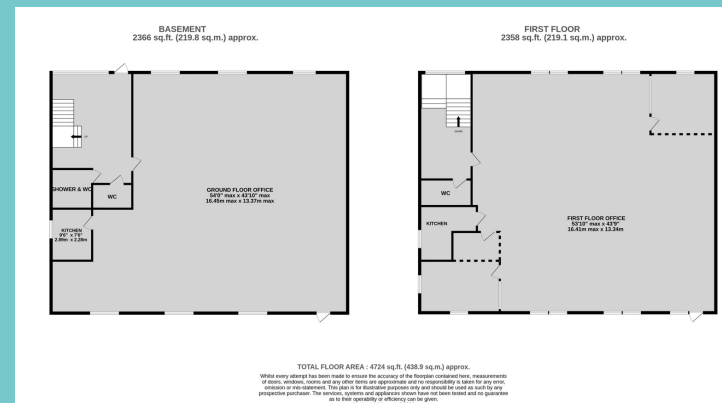
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The building is available by way of a new full repairing and insuring lease direct from the landlord for a term of years to be agreed at a quoting rent of £60,000per annum exclusive.

EPC

B 31



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Roxine Foster
0117 914 2011
rfoster@lsh.co.uk

Ben Tothill
0117 914 2017
Btothill@lsh.co.uk



Mr Toby Fisher
0117 973 4940
tfisher@maggsandallen.co.uk

Mr Tom Parrott
0117 973 4940
tparrott@maggsandallen.co.uk