

To Let

Open plan office space close to the M4/M5 interchange



1st Floor, Beaufort Court, Beaufort Park, Bristol BS32 4NE

- Open plan office
- Mixture of meeting rooms
- Kitchenette
- 18 parking spaces

4,352 Sq Ft (404 Sq M)

Rent on application

Contact Us

Viewing is strictly by appointment through Colliers.

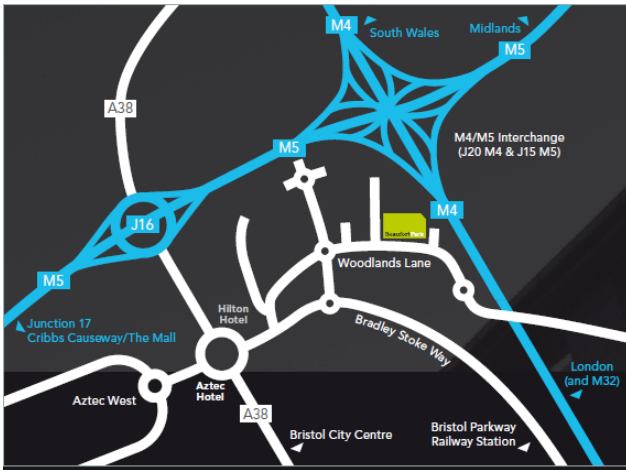
James Preece

+44 117 917 2047

james.preece@colliers.com

Location

Beaufort Court is located on Beaufort Park accessed off Woodlands Lane only 1 mile from Junction 16 of the M5. Cribbs Causeway is only 3.5 miles away and Parkway Railway Station only 3.2 miles away. There is a regular bus and metrobus service along Woodlands Lane running to the city centre.



Description

The office space is situated on the first floor and provides predominantly open plan space with the benefit of:

- Suspended ceiling with LED lighting
- Mixture of meeting rooms
- Full access raised floor
- Passenger lift
- Kitchenette
- Male/Female WCs

Rent

Rent on application

Terms

The office suite is available on a new full

repairing and insuring sublease for a term to March 2026.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Business Rates

We have calculated the business rates payable to be £7.25 per sq ft per annum but please make your own enquiries with South Gloucestershire City Council.

Service Charge

The tenant will be responsible for paying a fair proportion of the building and estate charge.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

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Floor Areas

1st floor – 4,352 sq ft (404 sq m)



Misrepresentation Act

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