

TO LET

High Quality Office Suites with Car Parking

Colliers



Cedar House

Fountain Court, Bradley Stoke
Bristol, BS32 4LA

- High quality office accommodation
- Prominent, well-connected business park location
- Available now
- Allocated car parking

CONTACT US

Strictly by prior appointment
with Colliers, through:

James Preece
+44 117 917 2047
James.preece@colliers.com

976 – 4,564 Sq Ft (91 - 424 Sq M)

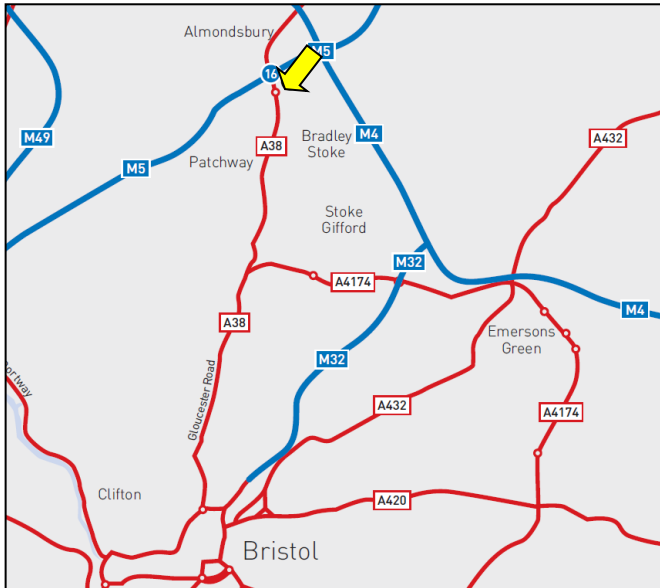
Rent on application

www.colliers.com/uk/offices

Cedar House, Fountain Court, Bradley Stoke, Bristol, BS32 4LA

LOCATION

Fountain Court is a landscaped business park that occupies a strategic location adjacent to the M4/M5 interchange. Motorway access is gained at Junction 16 of the M5 located approximately 1 mile to the west via the A38, Gloucester Road which also links with Bristol City Centre which is 7.5 miles to the south.



DESCRIPTION

Cedar House is a modern, two-storey office building situated within this well established and prominent business park. The ground floor is currently split into two suites. The larger suite benefits for an existing fit-out comprising a mixture of meeting rooms and open plan space. The smaller suite benefits from its own shower/wc facilities and kitchenette. Both have raised floors and suspended ceilings with recessed lighting.

CAR PARKING

1 space per 256 sq ft leased.

TERMS

The suites are available individually or the whole building can be let on a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

FLOOR AREAS

Part Ground Floor – 1,974 sq ft (183 sq m)

Part Ground Floor – 1,614 sq ft (150 sq m)

First Floor – 976 sq ft (91 sq m)

LEGAL COSTS

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

BUSINESS RATES

The tenant will pay the business rate associated with the building. Please make your own enquiries to the local authority.

SERVICE / ESTATE CHARGE

The tenant will pay a fair proportion of the service and estate charge.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

C (64)

VIEWINGS

Strictly by prior appointment through the sole letting agents Colliers.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Oct 2022)

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA.

Colliers