



10 Woodlands Court

TO LET

Available accommodation
5,724 sq ft (531.77 sq m)



DESCRIPTION

Woodlands Court is an attractive office scheme with circa 38,000 sq ft of high quality accommodation spread across 10 buildings. The park is situated adjacent to junction 16 of the M5 with excellent access to the M4/M5 interchange.

Local occupiers include:





- ✓ Excellent business location
- ✓ Adjacent to junction 16 of the M5
- ✓ Located 4 miles from the city centre
- ✓ 2 miles from Bristol Parkway
- ✓ Superb parking ratio of 1:220 sq ft
- ✓ Attractive landscaped courtyard
- ✓ Quality office accommodation



- 1 The Aztec Centre
- 2 Aztec Hotel & Spa
- 3 Double Tree by Hilton
- 4 RAC
- 5 Rolls Royce
- 6 Airbus
- 7 BAE Systems
- 8 Aviva
- 9 MOD Abbeywood
- 10 UWE
- ... MetroBus+



LOCATION

Drive times

Woodlands Court lies approximately 4 miles north east of Bristol city centre.

Cribbs Causeway	4 miles
Bristol city centre	4 miles
Cardiff	41 miles
Bath	18 miles
Exeter	81 miles
Reading	76 miles
Birmingham	90 miles
London	117 miles

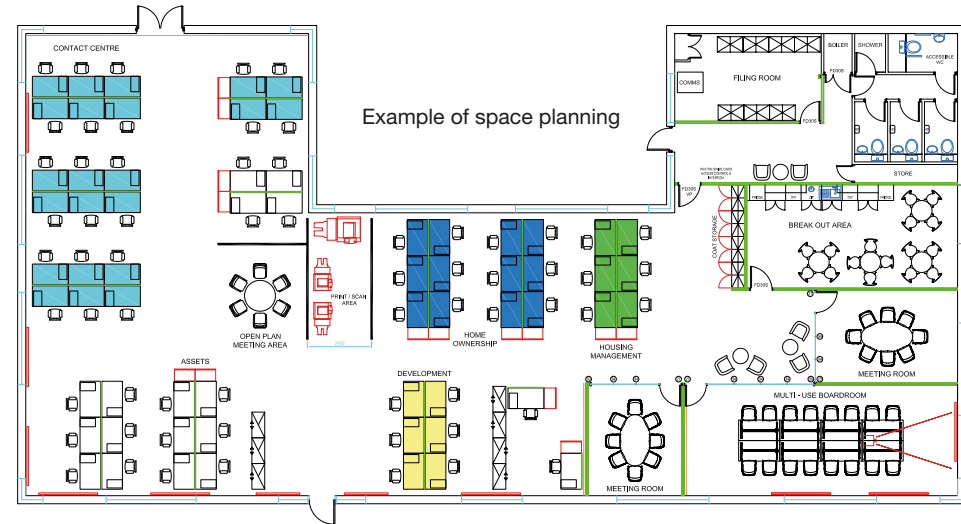
Train times from Bristol Parkway

Bristol Parkway is situated just 2 miles and provides direct services to London.

Cardiff	31 mins
Reading	50 mins
Birmingham	1 hour 12 mins
Exeter	1 hour 34 mins
London	1 hour 12 mins

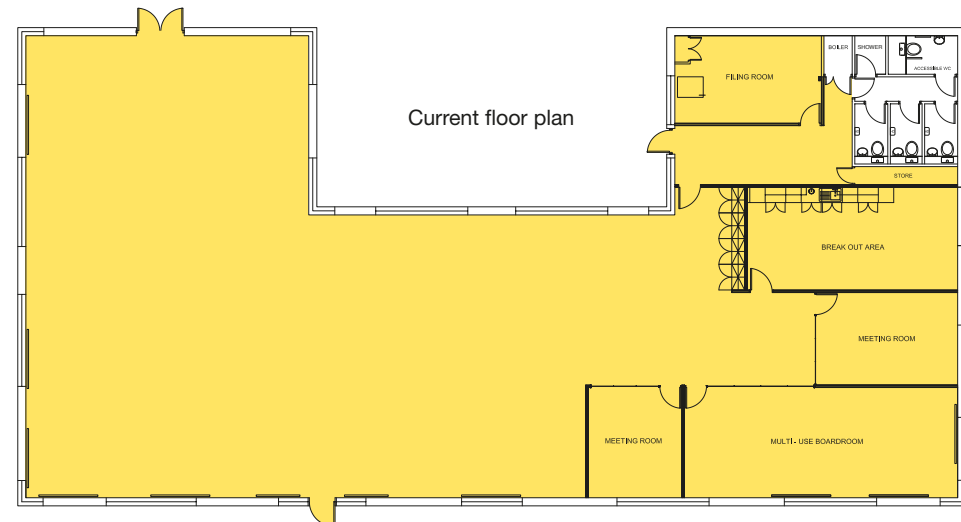
SPECIFICATION

- ✓ Primarily open plan accommodation with 3 large meeting rooms, kitchen/break out area and comms room
- ✓ Suspended ceilings with LG 7 lighting
- ✓ Full access raised floor
- ✓ Double glazing
- ✓ Male/female and disabled WC facilities
- ✓ Shower and bike storage facilities
- ✓ Attractive landscaped courtyard



AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.



Unit	Floor Area	Car Parking
10	5,724 sq ft (531.77 sq m)	26



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HTC/C Hollister HD2427 12/2020.

TERMS

A new effectively full repairing and insuring lease, by way of a service charge, is available direct from the landlord.

RENT

On application.

EPC

To be reassessed.

VAT

We understand that the building is elected for VAT and therefore VAT is payable on all prices.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

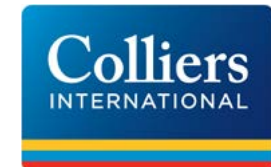
VIEWING

Viewing strictly by appointment through the joint agents.

**Hartnell
TaylorCook**

0117 923 9234

htc.uk.com



0117 917 2000

www.colliers.com/uk/offices

Chris Grazier

chris.grazier@htc.uk.com

Lizzie Boswell

lizzie.boswell@htc.uk.com

James Preece

james.preece@colliers.com

Alfie Passingham

alfie.passingham@colliers.com