

Preliminary Leasing Brochure - Offices To Let

Simwood House, CUBE M4 Business Park, North Bristol, BS16 1FX

Ground & 1st floor offices : 1,711 - 5,133 sq ft (159 – 477 sq m)



Location - BS16 1FX

Simwood House is located on CUBE M4 Business Park in North Bristol on Old Gloucester road, 1.3 miles from Parkway Train Station. Located 2 miles from junction 19 of the M32 and 4 miles from junction 16 of the M5.

Description

Simwood House an attractive modern detached office building across two floors. The various available office suites benefit from the following:

- VRF A/C within suspended ceilings with LED lighting.
- High quality WC's and shower provisions.
- Excellent natural light, floor to ceiling heights and raised access floors.
- Secure cycle provisions and 24/7 access via key fob.
- Fibre available 1 plus Gb/s of internet connectivity .

Available Space

Floor	Area (Sq ft)	Area (Sq M)	Parking
1st Floor	3,422	318	8
Ground Floor	1,711	159	4

Quoting Rent & Service Charge

Price on application.

Viewing & Further Information

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Tenure

New Full Repairing & Insuring sublease for a term up to 12th July 2027, contracted outside the Landlord & Tenant Act 1954.

Alternatively, a flexible shorter term sublease is available for a term of 12– 24 months.

Business Rates

1st Floor Rateable Value : £36,250

Rates Payable 2019/2020: £17,766 (£5.19 per sq ft.)

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use - B1 Offices

EPC - C66

VAT

The buildings are elected for VAT and therefore VAT will be chargeable on the rent or service charge.

Legal Costs

Each party is responsible for their own costs.





Important Notice

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June 2020 —Subject to Contract

