



TO LET – Severn House, Stoke Gifford

11,892 sq ft (1,104.8 sq m) with 52 car spaces

Paul Williams

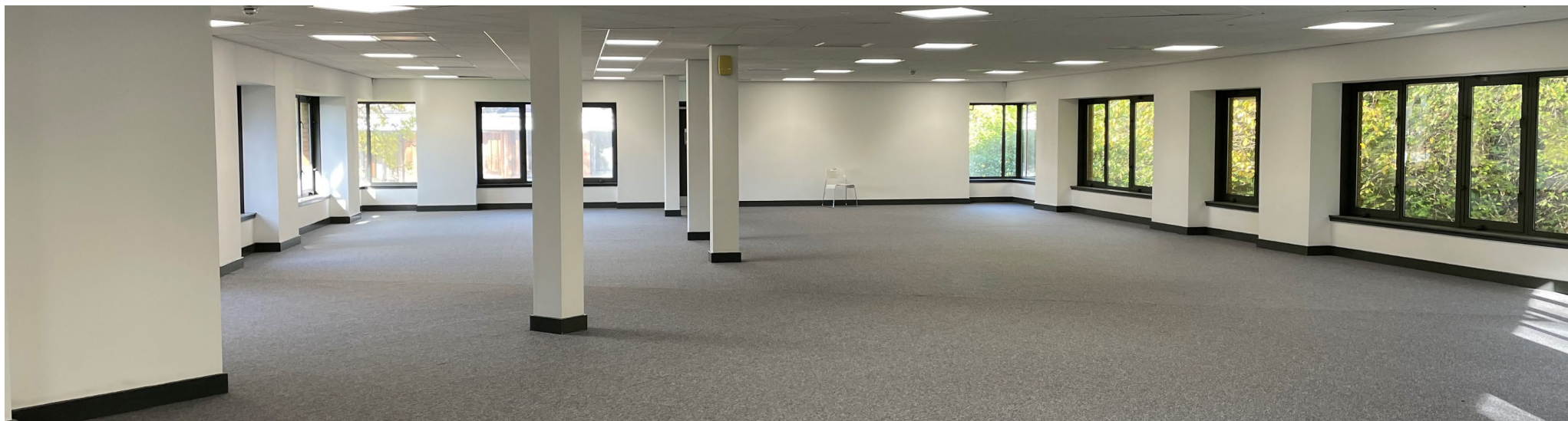
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**AVISON
YOUNG**

High Quality Modern Office Building with 52 Car Spaces



Location

Lime Kiln Close is an established office location in Stoke Gifford, located approximately 6 miles north of Bristol city centre, and with good access to the M4 motorway at J.19 via the A4174 Avon Ring Road leading to the M32. It is one of a number of similar office buildings situated within close proximity of Bristol Parkway railway station, and close to the MOD Abbey Wood, the University of the West of England, and NHS Blood & Transfusion Service.

Severn House benefits from access to local amenities close at hand including Sainsbury's, Lidl, Holiday Inn Express, and the Abbeywood Retail Park. Parkway railway station is also within approximately 15 minutes' walk of the building with a journey time to London Paddington of circa 90 minutes.

Description

Severn House comprises a modern purpose built two-storey office building which has been refurbished to a high standard and benefits from a glazed double height reception area, suspended ceilings with inset LED lighting, new comfort cooling system providing heating and cooling, raised access floors and an 8 person passenger lift. There are male, female and disabled WC facilities on both floors.

Severn House – To Let

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Reception Area	26.6	286
Ground	Offices	528.2	5,686
First	Offices	550.0	5,920
Total (NIA)		1,104.8	11,892

Externally the building benefits from a private car park for 52 cars, plus covered cycle storage.

Tenure

Severn House is held by way of an existing lease on FRI terms for a period expiring on 26th November 2025 at a passing rent equating to £19.00 per sq ft per annum exclusive. The lease is drawn within the security of tenure provisions of the 1954 Landlord & Tenant Act.



Severn House - To Let



Terms

The property is available by way of lease assignment or sub-letting on terms to be agreed, a longer lease may be available by negotiation with the landlord.

Business Rates

Details available on request.

EPC

The building has an assessment of C-53. A copy of the EPC is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Legal costs

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

Viewings/Further Information

Please contact the sole agents for any further information, or to arrange a viewing.



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To find out more, scan the QR code



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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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