



# To Let

Kestrel Court  
Harbour Road  
Portishead  
Bristol BS20 7AN

High Quality Fully Inclusive Serviced  
Office Suites — available now

08449 02 03 04

[avisonyoung.co.uk](http://avisonyoung.co.uk)

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## About Kestrel Court

Pure Offices offers smart, contemporary offices, workshops and studios to rent in Portishead. The offices are unfurnished, giving you flexibility to make the space your own. The centre has on-site management to take care of the building, and the friendly team will be on hand to help you settle in.

Kestrel Court can accommodate 1-30 people and also has workshops and studios to rent which start at 500 sqft. The flexible contract includes ultra-fast broadband, with a backup line just in case.

Parking is free, the centre offers meeting rooms to hire and 24/7 access. The centre also has an on site cafe and cycle storage.

## Description

Kestrel Court is conveniently located within walking distance of the town centre in Portishead and a short drive to the M5 J19. Portishead Marina is close by with a wide selection of cafes and restaurants and outstanding views of the Bristol Channel.

## The serviced office space provides the following:

- Staffed Reception
- 24/7/365 Day Secure Access
- Kitchen & Breakout Space
- Shower Facilities
- Mail Services
- Bookable Meeting Rooms
- Bike Storage
- Free On-site Parking
- Passenger Lift
- Ultra-fast Broadband
- Vibrant Community and a Shared Social Mission

## EPC

The property has an EPC rating of B-37. An EPC certificate is available on request.

## Terms

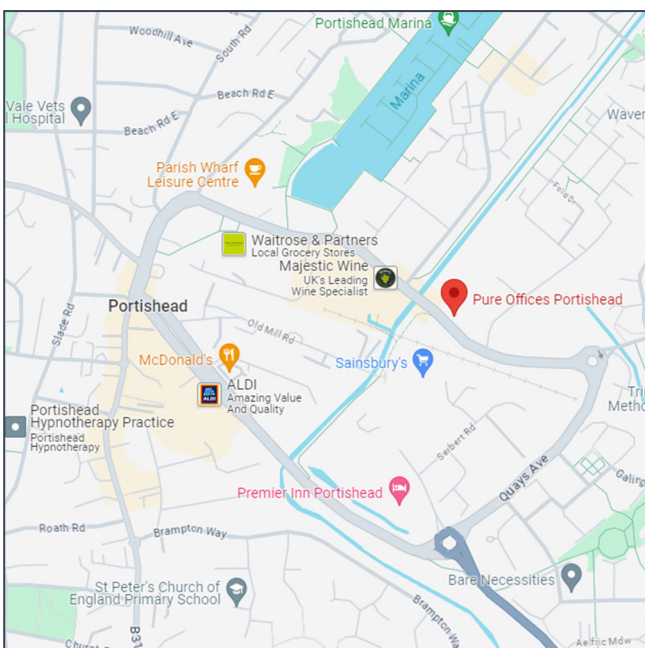
The offices are available for immediate on simple inclusive and flexible contracts, further details available on request.

## VAT

VAT if applicable, will be charged at the standard rate.

## Viewings

For further information and details of current availability, or to arrange a viewing, please contact the agents, Avison Young.



Office Name	Sq Ft (sq m)	Number of Work Stations / People	Cost
<b>Offices</b>			
Suite F19	185 (17.2)	3	£740 pcm
Suite F17	211 (19.6)	4	£844 pcm
Suite G07	305 (28.3)	6	£1,220 pcm
Suite B11a	598 (55.6)	8 - 10	£1,893 pcm
<b>Studios/Workshops</b>			
Studio B20	392 (36.4)	4 - 8 people	£1,789 pcm
Studio B3	555 (51.6)	6 - 10 people	£1,665 pcm
Workshop C24	669 (62.2)	8 - 12 people	£1,784 pcm



**If you would like to know  
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

12/06/2024

File number:

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