



Block A
St Brendan's Court
Avonmouth
Bristol
BS11 9FB

- **Block A 2,000 - 10,622 sq ft (186 - 987 sq m)**
- **With extensive parking**

LOCATION

Avonmouth lies 9 miles west of Bristol city centre which is rapidly accessed via the A4 Portway.

St Brendan's Court is located within Avonmouth, positioned off the A4 Bristol Broadway and close to the M5 Motorway Junction 18, and the start of the M49 Motorway.

The property is perfectly positioned to serve the South West and South Wales region with fast direct motorway access.

DESCRIPTION

The property comprises a self contained office building of brick and tile construction, with open plan accommodation arranged over two floors.

The accommodation has fully accessible raised floors and comfort cooling. Lighting is a mixture of fluorescent and LED fittings with suspended ceilings to most areas.

Block A is currently arranged as a single building with platform lift and a mixture of open plan accommodation and meeting rooms.

SPECIFICATION

- Extensive on site parking
- Raised access floors
- Comfort cooling
- Double glazing
- Passenger lift
- Shower facilities

ACCOMMODATION

	Block A	Block B1	Block B2
Ground Flr:	4,766 sq ft (443 sq m)	1,762 sq ft (164 sq m)	1,940 sq ft (180 sq m)
First Flr:	5,856 sq ft (544 sq m)	1,707 sq ft (158 sq m)	1,895 sq ft (176 sq ft)
Total:	10,622 sq ft (987 sq m)	3,469 sq ft (322 sq m) LET	3,835 sq ft (356 sq m) LET

BUSINESS RATES

Block A: £148,000 Rateable Value

LEASE

The property is held under a single lease dated 16th June 2005 for a term of 25 years with a tenant break clause effective on 13th June 2025, and a rent review on the same date.

The accommodation is offered to let as a whole by way of assignment, subletting as a whole, or subletting of permitted parts from approximately 2,000 sq ft. Rental details on a subletting basis upon application.

RENT

The current annual rent is £12.00 per sq ft.

VAT

All terms quoted are exclusive of VAT where applicable.

EPC

The building has an Energy Performance Rating as follows:

Block A - Energy Rating D (78)

FURTHER INFORMATION

For further information contact the sole agents;

Carter Jonas
St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

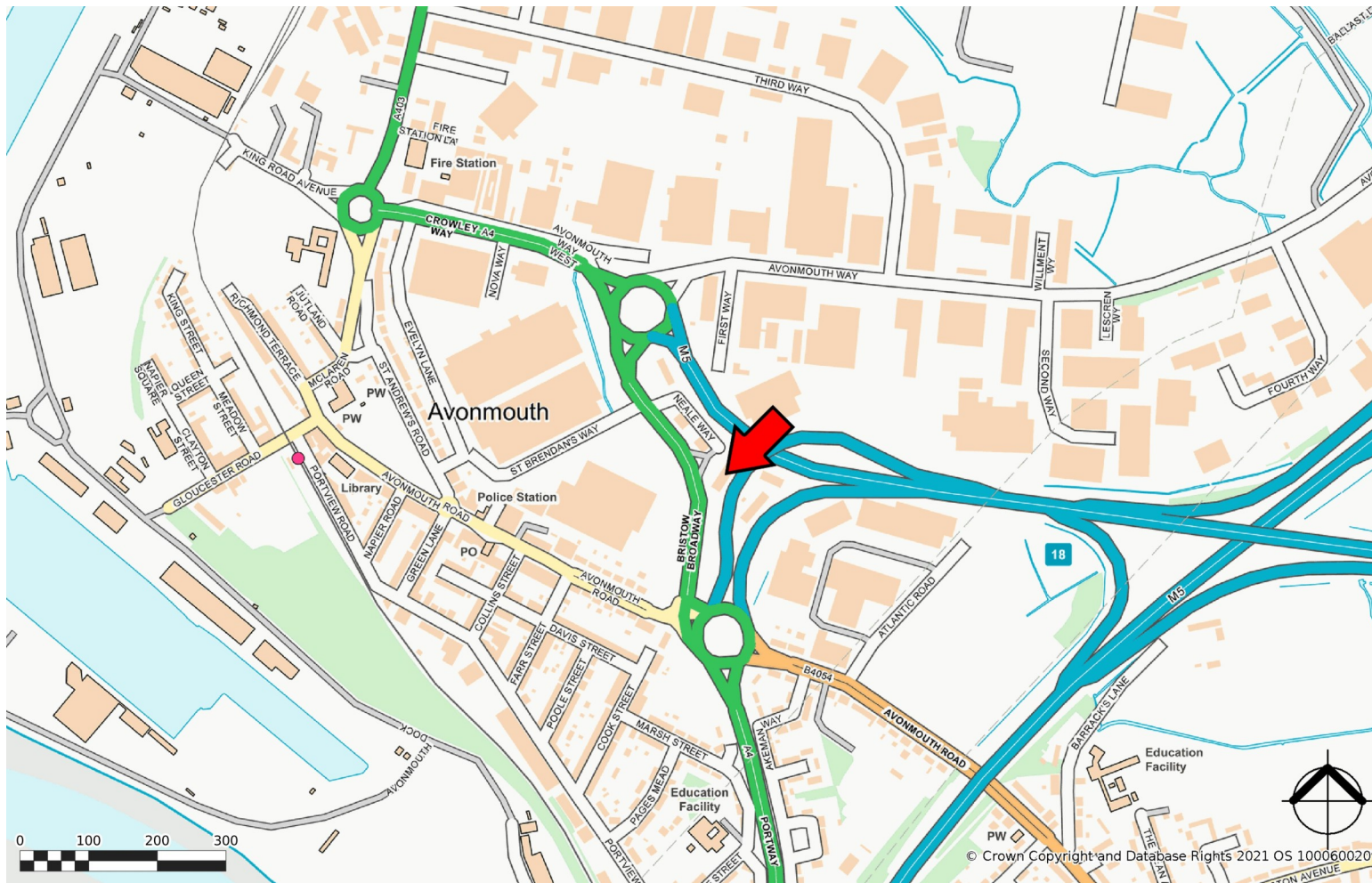
Attn: Andrew Hardwick & Kate Richardson

Mob: 07771 820053 / 07342 701095

Tel: 0117 922 1222

Email: andrew.hardwick@carterjonas.co.uk

Email: kate.richardson@carterjonas.co.uk



For identification purposes only

FURTHER INFORMATION

Should you require further information please contact:

Andrew Hardwick

Tel 0117 922 1222 Mob 07771 820053
 Andrew.hardwick@carterjonas.co.uk
 St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Kate Richardson

0117 363 5699 | 07342 701095
 kate.richardson@carterjonas.co.uk
 St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas