## TO LET

# **Carter Jonas**







St. Andrew's House St. Andrew's Road Avonmouth Bristol BS11 9DQ **Serviced office suites** 

175 to 6,397 Sq Ft (16.21 to 594.35 Sq M)

- Flexible lease terms available
- Generous parking provision
- Less than 1 mile from Junction 18
  M5 motorway

On the instructions of



## LOCATION

St. Andrew's House is located at St. Andrews Road, Avonmouth. Junction 18 of the M5 is less than 1 mile from St. Andrew's House, less than 2 minutes by car. The M49 motorway is 2 miles away and the M4/M5 Motorway Interchange is 8 miles from the property. Central Bristol is easily accessed via the A4 Portway. Avonmouth train station is within half a mile from the property.

St. Andrew's House sits adjacent to the main entrance of Avonmouth Docks, providing easy access to the extensive facilities provided by The Bristol Port Company.

A wide range of occupiers trade in close proximity to St. Andrew's House include a BP Service Station, Subway, Costa Express, Co-Op, Toolstation, Screwfix and Costco.

## DESCRIPTION

St. Andrew's House comprises a purpose built office building, providing office suites of various sizes. The suites have panel lighting and perimeter trunking. A passenger lift provides access to each floor. There is ample on site parking for the use of tenants.

The Bristol Port Company canteen is located on the ground floor and is available for use by St. Andrew's House tenants.

#### **TERMS**

Suite's are available by way of new internally repairing and insuring lease have term of years to be agreed.

## **ACCOMMODATION**

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal area basis. The floor areas are noted below:

	Sq M	Sq Ft
Room 133	16.21	175
Rooms 134—137	112.70	1,212
Rooms 101—120	465.44	5,010
Total	594.35	6,397

## **BUSINESS RATES**

Prospective tenants are advise to make their own enquiries of the rating authority in the respect of rates payable for the suite of interest.

## **LEGAL COSTS**

Each party is responsible for the payment of their own legal costs.

#### **RENT**

Rent available upon request.

Rent payable is inclusive of utility charges.

SUBJECT TO CONTRACT

#### **VAT**

All figures quoted are exclusive of VAT, if applicable.

## **EPC**

The building has an energy performance rating of E.

## **FURTHER INFORMATION**

For further information contact the sole agents:

Carter Jonas

St. Catherine's Court

Berkeley Place

Bristol

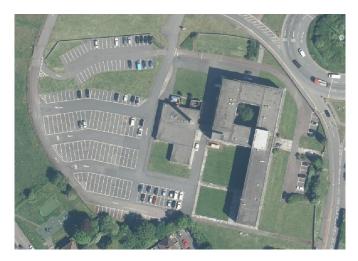
BS8 1BQ

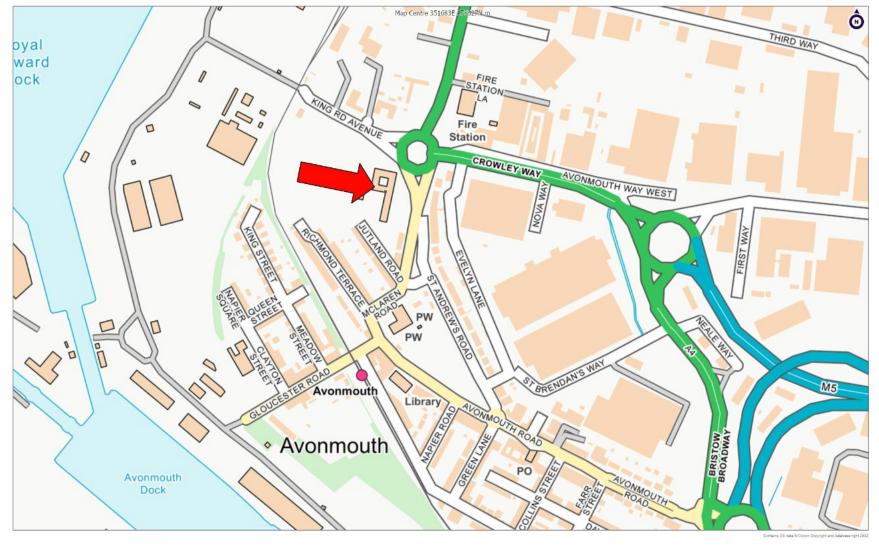
Darren Letherby or George Lynch

Mobile: 07393 259956 07557 742 765

Email: darren.letherby@carterjonas.co.uk

george.lynch@carterjonas.co.uk





#### For Identification Purposes Only

#### **FURTHER INFORMATION**

Should you require further information please contact:

www.carterjonas.co.uk St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

## **Darren Letherby**

0117 403 9968 | 07393 259956 Darren.Letherby@carterjonas.co.uk

## George Lynch

0117 922 1222 | 07557 742765 George.Lynch@carterjonas.co.uk

#### 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. December 2023.

