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*Severn House*  
*Bristol, BS34 8SQ*

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**Self-Contained Offices to Let**  
**11,892 sq ft (1,105 sq m)**



**CUSHMAN &  
WAKEFIELD**



Severn House is a modern self-contained office building in a prime location within walking distance of Bristol Parkway Station, and close to MOD Abbey Wood and the University of the West of England (UWE). The building benefits from the following amenities and specification:

- Two storey office building with reception
- 52 car parking spaces
- Suspended ceilings with LED lighting
- Air conditioning
- Passenger lift
- Cycle store and shower facilities
- EPC C

## ACCOMMODATION

Ground Floor	5,972 sq ft	555 sq m
First Floor	5,920 sq ft	550 sq m
<b>Total</b>	<b>11,892 sq ft</b>	<b>1,105 sq m</b>

## TERMS

The office is available by way of a new FRI lease. Rent and business rates on application.

## CONTACT INFORMATION

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