



# BlenheimCourt

Beaufort Park, Almondsbury Bristol BS32 4NE

## **TO LET**

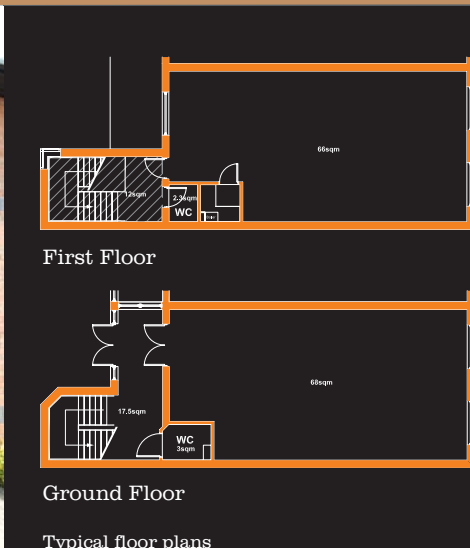
Modern Refurbished Offices

## **FLEXIBLE TERMS AVAILABLE**

1,493 – 5,972 sq ft (139 – 555 sq m)

Parking available at 1:250 sq ft

# Blenheim Court



## Description

Blenheim Court is a terrace of two-storey purpose built offices. Each building provides open plan accommodation which includes the following:

- Suspended ceiling with recessed lighting
- Gas fired central heating
- Perimeter trunking
- Double glazing
- Male/female WC's
- Kitchen
- Six allocated parking spaces per office
- Units can be interconnected

Unit 1	1,493 sq ft	138.70 sq m
Unit 5	1,493 sq ft	138.70 sq m
Unit 6	1,493 sq ft	138.70 sq m
Unit 7	1,493 sq ft	138.70 sq m

## Tenure

The properties are available by way of new Full Repairing and Insuring leases for terms to be agreed.

## Rent

Upon application.

## Business rates

Interested parties should make their own enquiries with the local billing authority, (South Gloucestershire Council), to ascertain the exact rates payable.

## Service charge

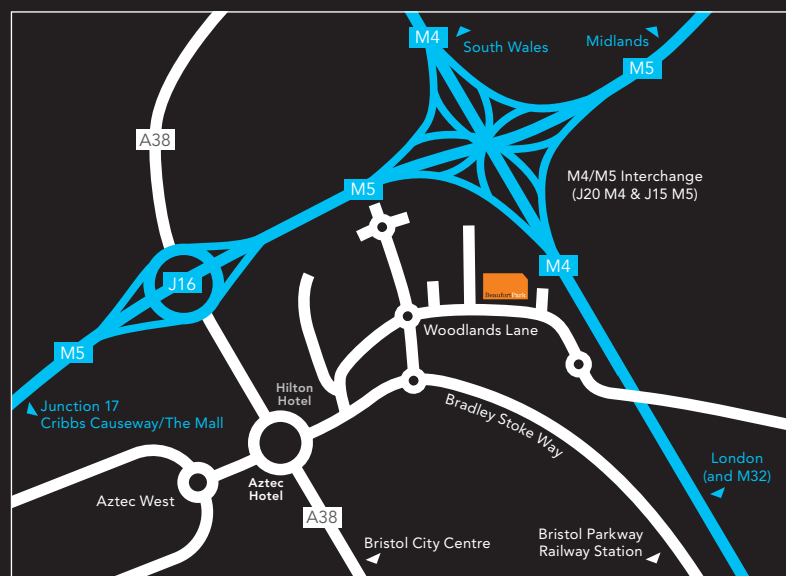
Details available on request.

## VAT

VAT will be applicable.

## Legal costs

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



Distance to	Miles (approx.)	Drive Time (approx.)
Junction 16 M5	1 mile	2 minutes
Cribbs Causeway	3.5 miles	8 minutes
Parkway Station	3.2 miles	10 minutes
Bristol City Centre	10.6 miles	20 minutes

## Viewing

For an appointment to view please contact the joint sole agents.



0117 917 2000  
www.colliers.com/uk/offices

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
C/BC/Hollister 795 05/11