

# Caswell Park BS20 7RT

CASWELL LANE, CLAPTON IN GORDANO, BRISTOL

*Incentives available*

## CONTEMPORARY OFFICES TO LET

- Competitive rental and low occupational costs
- Flexible lease terms available
- Flexible accommodation with various suites from 240 - 3,720 sq ft (22.3 - 324 sq m)
- Rapid transport links to Clifton, Portishead, Bristol City Centre & M5 motorway



## LOCATION

The development commands an unrivalled position on the edge of Portbury Village, within a mile of the A369, which provides direct access to the M5 at Junction 19.

The site benefits from stunning views across the Severn Vale towards the Bristol Channel and the new Portishead Quays development.

The site is within one mile of the amenities offered by Portishead and Pill and within easy reach of Clifton and Bristol City Centre.

## OPEN PLAN OFFICE ACCOMMODATION

A full schedule of the available accommodation is available on request.



## MODERN LIGHT AND AIRY OFFICES

Caswell Park comprises a self-contained contemporary office development, arranged over ground and first floor levels, set within an attractive landscaped environment, benefiting from the following:

- High specification open plan accommodation
- Good natural light in addition to atmospheric uplighters & spotlights
- Suspended ceiling with recessed Cat 2 lighting
- Perimeter data & power trunking
- Oak internal doors
- Combination of hardwood & carpet floor finishes
- Wood grain double-glazing throughout
- Ability to fit floor boxes (if required)
- Board room/meeting room/ break-out area
- Fully fitted bespoke kitchen
- Disabled and unisex WCs
- Fire detection & security alarms
- DDA compliant
- 17 on-site car parking spaces (1:220 sq ft)
- 2 gated vehicular access points
- Sympathetically landscaped environment



### SERVICES

The site is serviced with mains electricity (three-phase), mains water, drainage and BT connection (Broadband is available in the area).

### TENURE

The property is available by way of a new lease to be agreed. Flexible lease terms are available.

### RENTAL

Upon application.

### LEGAL COSTS

Each party to bear their own legal costs.

### VAT

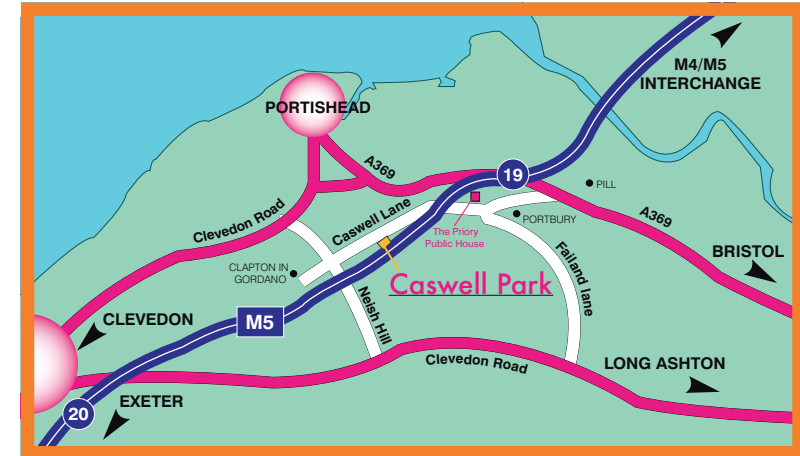
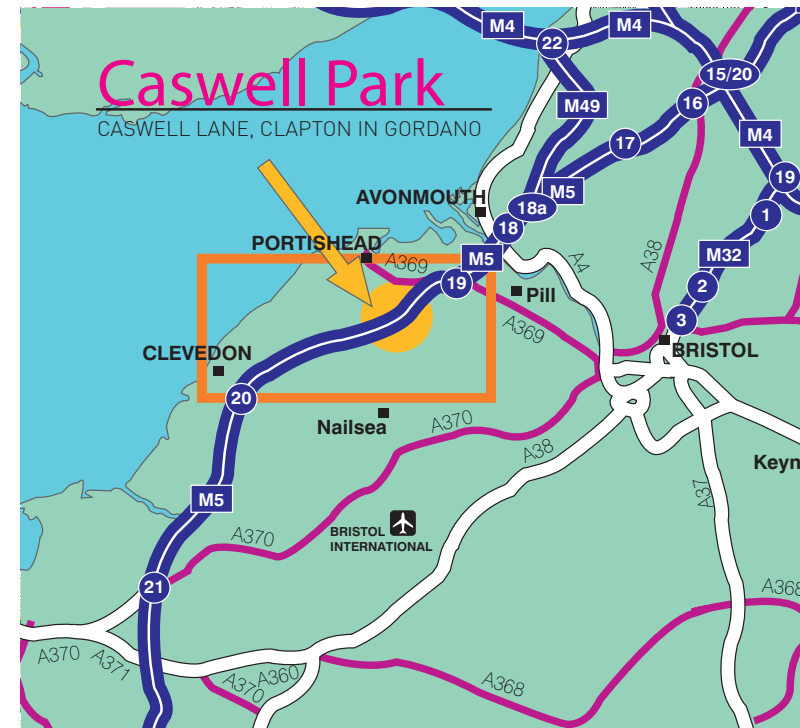
The terms quoted are exclusive of VAT, if applicable.

### EPC

An EPC is available on request.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agent:



Andrew Oliver  
andrew@burstoncook.co.uk



Alex Pritchard  
alex@davidjames.org.uk

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.  
January 2012

www.kubiakcreative.com 065647 1-12