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# **THE WILLOW BROOK CENTRE, BRADLEY STOKE, BRISTOL, BS32 8EF**

***MODERN OFFICE ACCOMODATION WITH A FANTASTIC  
RANGE OF AMENITIES AT YOUR DOORSTEP***

**COMPETITIVE, FLEXIBLE TERMS AVAILABLE**



- **FIRST FLOOR SUITE AVAILABLE OF APPROX. 719 SQ FT (66.80 SQ M) WITH PASSENGER LIFT**
- **NEW LEASE AVAILABLE – FLEXIBLE TERMS OFFERED**
- **OPEN PLAN AND NEWLY REFURBISHED**
- **READY FOR OCCUPATION EARLY 2022**
- **EXCELLENT TOWN CENTRE LOCATION WITH RANGE OF ON-SITE AMENITIES**
- **SUPERB CAR PARKING PROVISION AVAILABLE**

SUBJECT TO CONTRACT

## **LOCATION**

The Willow Brook Centre is the town centre of Bradley Stoke, which sits approximately 7 miles from Bristol city centre. The Centre comprises a range of national retailers, dentists, pharmacists, restaurants and office accommodation. The M5 motorway is approximately 1.5 miles from the Willow Brook centre, which links to the M4 and M32 respectively. There are excellent bus routes available directly from the centre and Bristol Parkway train station is around 3 miles from Willow Brook and offers direct links into the city with a journey time of around 10 minutes.

## **DESCRIPTION**

**Available Suite** - The office occupies part of the first floor of one of the buildings in the Town Centre of the development. There is a shared entrance at ground floor level, with lobby area, staircase and passenger lift. On the first floor there are shared male and female W.C. facilities and a disabled W.C.

The suites has been refurbished to include the following:

- New Carpets
- Window Blinds
- Gas Central Heating
- New Decorations
- Suspended Ceilings
- Kitchenette
- Floorboxes and Perimeter Trunking
- Recessed Lighting
- Furnished or Unfurnished

## **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition), the property has the following approximate net internal areas:

Available Suite:            719 sq ft            (66.80 sq m)

## **TERMS**

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed, by way of a service charge. A rental deposit may be required to be held by the landlord for the duration of the term.

## **RENT**

£19.00 per sq ft, per annum exclusive.

## **BUSINESS RATES**

In accordance with the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following designation:-

Rateable Value: TBC

## **ENERGY PERFORMANCE CERTIFICATE**

The property has a rating of (D) 83.

## **VAT**

The property is elected for VAT, therefore VAT is payable on all prices.

## **LEGAL FEES**

Each party is to be responsible for their own legal fees incurred in this transaction.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents:-

### **Burston Cook**

FAO: Holly Boulton and Jayne Rixon

Tel: 0117 934 9977

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**SUBJECT TO CONTRACT**

**SEPTEMBER 2021**