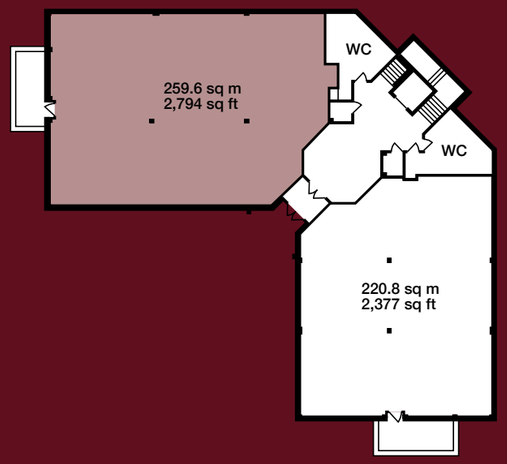

REFURBISHED
BROTHERSWOOD COURT
ALMONDSBURY BRISTOL BS32 4QW
REDWOOD HOUSE | BROTHERSWOOD COURT
PART GROUND FLOOR OPEN PLAN OFFICE SUITE TO LET

ABOUT BROTHERSWOOD COURT

Brotherswood Court is a purpose built office development, which was developed around three existing farm buildings in the early 1990's, and comprises eight office buildings and a restaurant. The site also benefits from a Coffee #1 shop and hairdressers which are available for tenant and public use.

The park stands out for its attractive and mature landscaping and use of reconstituted stone for the external elevations of the majority of the buildings.



AVAILABILITY

Redwood House provides the following floor areas:

Description	Area (Sq M)	Area (Sq Ft)
Part Ground	259.6	2,794
Total	259.6	2,794



MARTLEY CAPITAL GROUP



INTRODUCING REDWOOD HOUSE

- OPEN PLAN OFFICE ACCOMMODATION
- LG3 LIGHTING
- SUSPENDED CEILING
- RAISED ACCESS FLOORS
- HEATING AND COOLING SYSTEM
- MALE, FEMALE AND ACCESSIBLE WC'S
- SHOWER FACILITIES
- CAR PARKING RATIO OF 1 SPACE PER 250 SQ FT







IDEALLY LOCATED
Brotherswood Court is one of North Bristol's premier business parks situated near the M4/M5 motorway interchange, about 7 miles north of Bristol city centre. It is within 4 miles of Parkway railway station and a short walk from amenities such as a Hilton Hotel, Tesco Express, and Happy Days Childrens Nursery. Willow Brook Retail Centre is also 4 miles away offering a wealth of amenity.

The area is also home to major companies from various industries including David Wilson Homes, RAC, TSB, and Capita.

EPC RATING Redwood House has an energy performance rating of C-59. Full certificate available upon request.

LEASE TERMS The available office space is available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated.

LEGAL COSTS
Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

VAT
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.







www.brotherswoodcourt.co.uk

Misrepresentation Act: CBRE for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither CBRE nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
Designed by Moose 0117 950 8445. November 2026.

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