

MODERN OFFICE WITH PARKING – TO LET

Unit 2, West Point Row, Great Park Road, Bradley Stoke, Bristol, BS32 4QG



- A ground floor modern office with a fitted kitchenette and meeting room
- 10 on site allocated parking spaces and bike storage
- Located off junction 16 of the M5 and within a mile of the M4/M5 interchange
- Approximately 1,662 sq ft (154 sq m)



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

West Point Row is located in North West Bristol aside the M4/M5 interchange and can be accessed via junction 16 of the M5. Bristol Parkway train station is 3 miles away and Bristol city centre is 7 miles away via the M32.

DESCRIPTION

The office is primarily open plan with one meeting room and fitted kitchenette. The accommodation also benefits from raised floors with floor boxes, LED lighting, suspended ceilings, good natural lighting, comfort cooling, shower, bike storage, Cat 6 cabling and male/female/disabled WCs.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 1,662 sq ft (154 sq m).

TENURE

The premises is available by way of a sub lease for a term up until October 2028. A small service charge will be payable.

SUB-RENT

£12.50 psf pax

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

Interested parties are advised to check their current business rates with South Gloucestershire District Council (www.voa.gov.uk).

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an Energy Performance Rating C.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: **Finola Ingham FRICS**

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2025



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

