



WINDMILL ROAD,
CLEVEDON, NORTH SOMERSET, BS21 6UL



Up to 5,309 sq ft of net internal ground floor offices with excellent on-site car parking
To Let



BGS BRISTOL
GROUND
SCHOOL

Your
Signage



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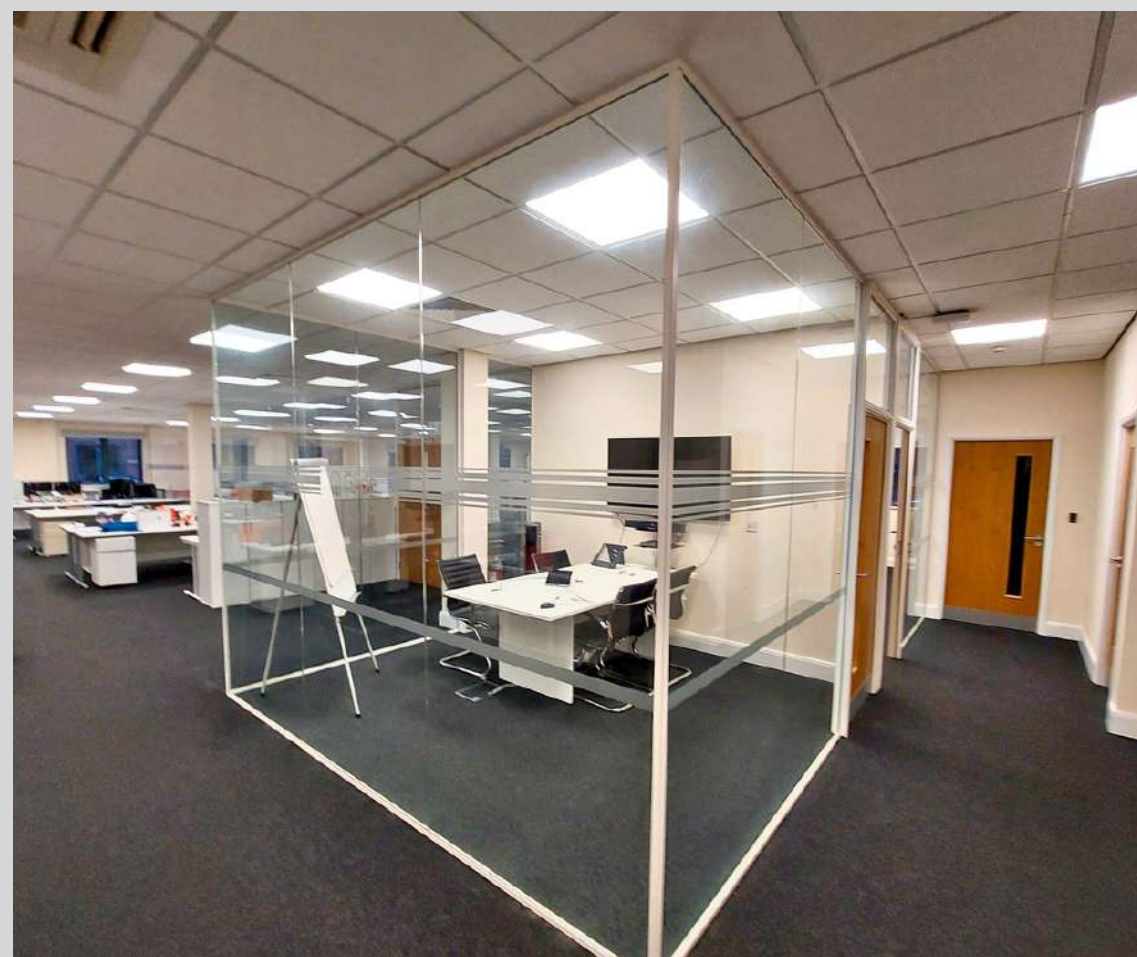
Key Points

- Approx 5,309 sq ft (493.22 sq m) NIA of high-quality ground floor office accommodation
- Comfort cooling air-conditioning and LED lighting
- Fully accessible raised floors
- 21 on-site car parking spaces (1:253 sq ft ratio)
- Kitchen and breakout area
- Excellent natural light
- EPC Rating: B

Overview

Building Four provides modern, open-plan ground floor offices designed for flexibility, efficiency, and comfort.

The accommodation is to undergo refurbishment works to offer a bright, collaborative environment ideal for modern businesses.



For illustrative purposes only
All internal images show existing tenants fit out



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Location

Connected for Business

Building 4 occupies a prime position within the Kenn area of Clevedon - just three miles from Junction 20 of the M5.

It offers outstanding connectivity to Bristol, the South West, and the wider motorway network, making it ideal for regional or satellite offices.

Key Distances



M5 (J20)
5 Min Drive



Clevedon Town
5 Min Drive



Yatton Station
6 Min Drive



Nailsea & Backwell
14 Min Drive



Bristol
25 Min Drive



Bristol Airport
20 Min Drive



Specification & Accommodation

Modern, Flexible, and Ready for Occupation

The ground floor offers approximately 5,309 sq ft (493.22 sq m) NIA of open-plan workspace with excellent natural light and a high-quality specification. Refurbishment works will deliver a bright, contemporary finish suitable for a range of occupiers.

Accommodation Summary

Floor	Sq Ft	Sq M
Ground	5,309	493.22

Parking

21 dedicated on-site spaces.
Providing a generous 1:253 sq ft parking ratio.



21 Parking Space
1:253 sq ft ratio



Kitchen & Break
Out Areas



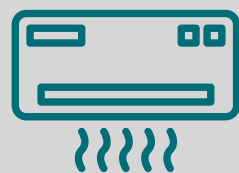
Male & Female
& Disabled W/C



Shower
Facilities



Energy Efficient
LED Lighting



Comfort
Cooling A/C



Suspended
Ceiling



Fully Accessible
Raised Floor



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Lease Term

Rent	£75,000 Per Annum Exclusive
Lease Term	New full repairing and insuring lease
VAT	Applicable
EPC	B
Business Rates	Tenant to verify

The property is available on a new effective FRI lease by way of service charge - term to be agreed.

Prospective tenants should satisfy themselves as to the state and condition of the services and installations.

Arrange a Viewing

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