



**SERVICED OFFICES
TO RENT ON
FLEXIBLE LEASE
TERMS**



**CAR PARKING
AVAILABLE BY
SEPARATE
NEGOTIATION**



**1 - 75 DESK
OFFICES
AVAILABLE**



**BREAK OUT AREAS
PILATES STUDIO
COMMUNAL
KITCHEN / CAFE**

SERVICED OFFICES - READY NOW

MOVE IN.

GET TO WORK.



LOCATION

The property is situated on the popular and established Gloucester Road, serving the densely populated surrounding residential areas of Horfield, Redland and Bishopston. Gloucester Road has become a very popular high street and boasts a wide range of shops, cafes and restaurants - from national occupiers such as Sainsburys, Waitrose, Co-Op and Boots through to the numerous independent local retailers and popular well known leisure and café outlets.



1 - 75 desk offices available



Large collaborative break out areas



Meeting rooms



Coffee station / kitchen - providing coffee, tea and breakfast daily



Shower and changing facilities available



Bike storage



Pilates studio / wellbeing centre



Suspended LED lighting, comfort cooling, perimeter trunking raised floors with floor boxes



Passenger lift



30MB of wi-fi & ethernet per office



Car parking available by separate negotiation



RENT

Quoting £395 per workstation, per month, plus VAT. Incentives are available on the 16 x desk, 30 x desk and 75 x desk office.



TERMS

Flexible lease terms from 9 months onwards.



VAT

The property is elected for VAT.



EPC - The property has an Energy Performance rating of B (46).



GET IN TOUCH

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