# BLOCK A, ST BRENDANS COURT, ISLAND TRADE PARK, BRISTOL, BS11 9FB

BURSTON COOK
0117 934 9977



## TO LET

PURPOSE BUILT OFFICE IN A STRATEGIC LOCATION IN AVONMOUTH

SIZE (NIA)
3,600 - 10,938 SQ FT
334 - 1,016 SQ M

CAR PARKING
Approx 40 spaces

£ QUOTING RENT
£15.50 psf pax

## THE OPPORTUNITY

- A modern, purpose built office with new VRF air conditioning
- 'Class E' premises offered to let
- Newly refurbished
- Floors from approximately 3,600 sq ft - 5,480 sq ft - 10,938 sq ft (NIA)
- Ample onsite car parking and secure bike stroage

## DESCRIPTION

Block A, St Brendan's Court is a self contained office building in Avonmouth, providing modern, open plan accomodation over two floors with the benefit of a passenger lift.

The accommodation is arranged across two floors and has been comprehensively refurbished to include a new suspended ceiling grid, new LED lighting, full access raised floors and new VRF air conditioning. There are also WC's and shower facilities and the building benefits from extensive on site car parking and secure bike storage.



## LOCATION

Avonmouth is located about 9 miles from Bristol which is accessible via the A40 Portway. Block A, St Brendans Court is positioned just off the A4 Bristol Broadway and a short distance from Junction 18 of the M5 Motorway. Avonmouth provides a strong strategic location for occupiers, with a close proximity to the port and major road networks. It is benefitting from ongoing development plans which include infrastructure upgrades and expanded commercial space.

## ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

| AREA | SQ FT | SQ M |
|---|---|---|
| GROUND FLOOR | 5,480 | 509.11 |
| FIRST FLOOR | 5,485 | 507.06 |
| **TOTAL** | **10,938** | **1,016.17** |

*NB: Smaller suites can be created from 3,600 sq ft upwards.*

## TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed with the landlord.

## CAR PARKING

The property benefits from a car parking ratio of 1:273 sq ft - approximately 40 car parking spaces.

## RENT

Quoting £15.50 per sq ft, pax.

## PLANNING

We understand the property benefits from Use Class E planning.
*All parties are advised to make their own enquiries.*

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £ 46,500
Rates Payable: £ 20,088

*All parties are advised to make their own enquiries.*

## VAT
The property is eleccted for VAT, threfore VAT is payable on all prices.

## EPC
The property has an Energy Performance rating of D (78).

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

**ANTI-MONEY LAUNDERING**
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

**CONTROL OF ASBESTOS AT WORK REGULATIONS 2002**
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

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**AI DISCLAIMER**
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

## VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the joint agents:

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**BURSTON COOK**

**SUBJECT TO CONTRACT** **NOVEMBER 2026**



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