

WOODLANDS COURT

BRISTOL

TO LET

AVAILABLE ACCOMMODATION

2,923 – 12,455 SQ FT

(272 – 1,157 SQ M)



DESCRIPTION

Woodlands Court is an attractive office scheme with circa 38,000 sq ft of high quality accommodation spread across 10 buildings. The park is situated adjacent to junction 16 of the M5 with excellent access to the M4/M5 interchange.



LOCAL OCCUPIERS INCLUDE





Excellent business location

Adjacent to junction 16 of the M5

Located 4 miles from the city centre

2 miles from Bristol Parkway

Attractive landscaped courtyard

Quality office accommodation

LOCATION



DRIVE TIMES

Woodlands Court lies approximately 4 miles north east of Bristol city centre.

Cribbs Causeway	4 miles
Bristol city centre	4 miles
Cardiff	41 miles
Bath	18 miles
Exeter	81 miles
Reading	76 miles
Birmingham	90 miles
London	117 miles



TRAIN TIMES FROM BRISTOL PARKWAY

Bristol Parkway is situated just 2 miles and provides direct services to London.

Cardiff	31 mins
Reading	50 mins
Birmingham	1 hour 12 mins
Exeter	1 hour 34 mins
London	1 hour 12 mins





1B WOODLANDS

PROPOSED SPECIFICATION

Fully refurbished, open plan accommodation

–
Self contained

–
Suspended ceiling with LED lighting

–
New VRF air conditioning

–
Kitchenette

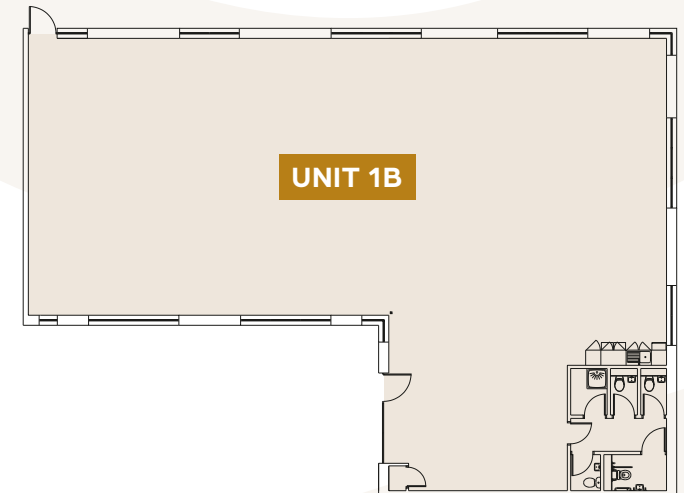
–
WC and shower facilities



AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

UNIT	FLOOR AREA	PARKING	EPC
1B	3,566 sq ft (331 sq m)	19	Target A



3 WOODLANDS

SPECIFICATION

Fully refurbished, open plan accommodation

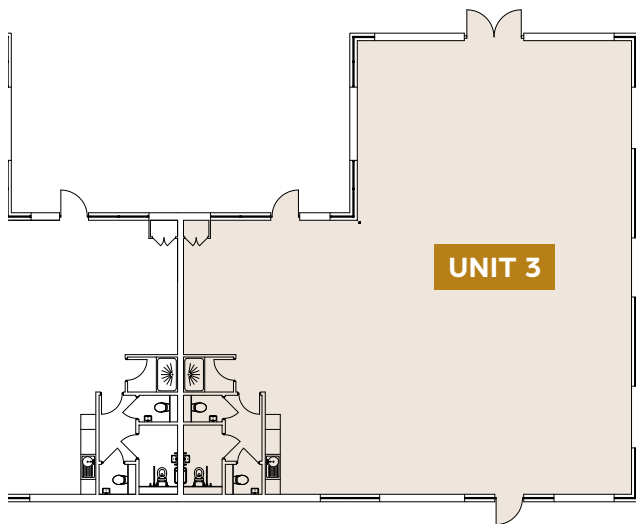
—
Self contained

—
Suspended ceiling with LED lighting

—
New VRF air conditioning

—
Kitchenette

—
WC and shower facilities



AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

UNIT	FLOOR AREA	PARKING	EPC
3	2,923 sq ft (272 sq m)	14	A



4 WOODLANDS

SPECIFICATION

Fully refurbished, open plan accommodation

–
Self contained

–
Suspended ceiling with LED lighting

–
New VRF air conditioning

–
Kitchenette

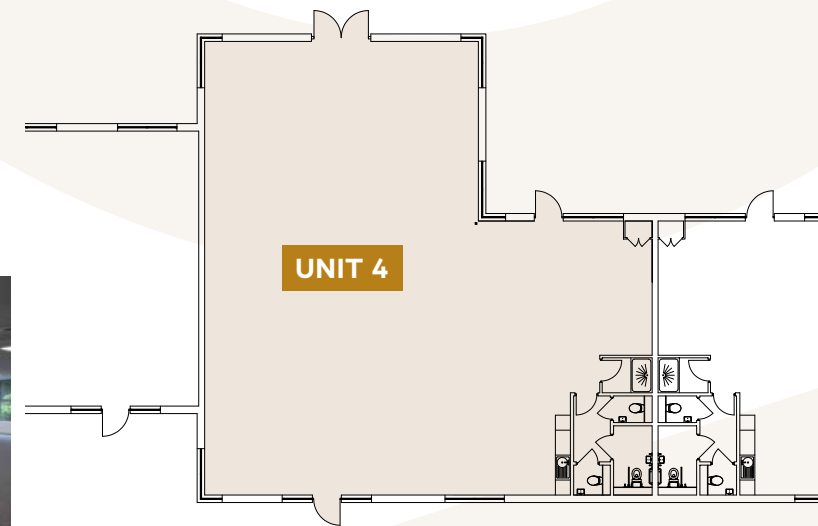
–
WC and shower facilities



AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

UNIT	FLOOR AREA	PARKING	EPC
4	2,942 sq ft (273 sq m)	14	A



5 WOODLANDS

SPECIFICATION

Fully refurbished, open plan accommodation

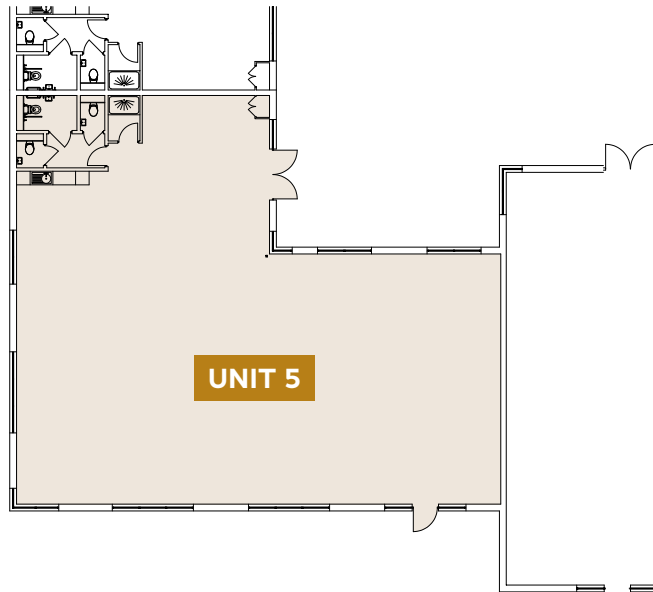
—
Self contained

—
Suspended ceiling with LED lighting

—
New VRF air conditioning

—
Kitchenette

—
WC and shower facilities



AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

UNIT	FLOOR AREA	PARKING	EPC
5	3,025 sq ft (281 sq m)	14	A

TERMS

A new effectively full repairing and insuring lease, by way of a service charge, is available direct from the landlord.

RENT

On application.

EPC

A.

VAT

We understand that the building is elected for VAT and therefore VAT is payable on all prices.

LEGAL FEES

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

VIEWING

Viewing strictly by appointment through the joint agents.



POLLY SMART
polly.smart@knightfrank.com

ANDY SMITH
andy.smith@knightfrank.com



JAMES PREECE
james.preece@colliers.com

OLIVER BATT
oliver.j.batt@colliers.com