

To Let

Self Contained Office With Car Parking



D2, Elm House, Fountain Court, Bradley Stoke, Bristol, BS32 4LA

- High quality, office accommodation
- Prominent, well connected business park location
- Demised WCs and showers
- 12 allocated parking spaces

3,171 sq ft (294.59 sqm)

£17 per sq ft per annum exclusive

Contact Us

Viewing is strictly by
appointment through
Colliers.

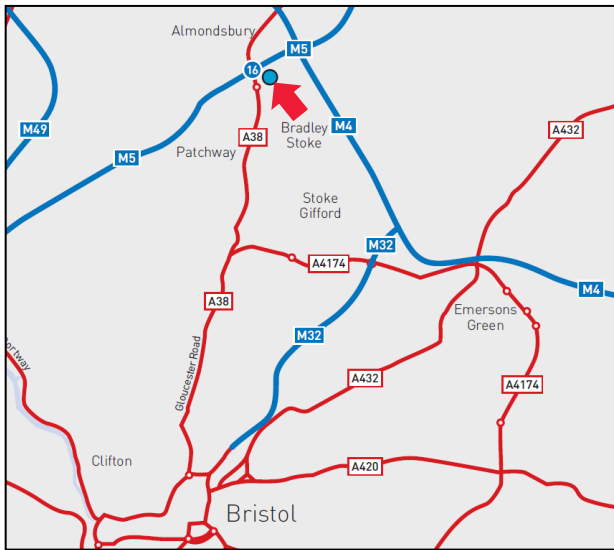
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Elm House, Fountain Court

Location

Fountain Court is a landscaped business park that occupies a strategic location adjacent to the M4/M5 interchange. Motorway access is gained at Junction 16 of the M5 located approximately 1 mile to the west via the A38, Gloucester Road which also links with Bristol City Centre which is 7.5 miles to the south.



Description

Elm House is a modern, self-contained two-storey office building situated in a prominent position within the business park. The specification includes:

- Open plan office space
- LED lighting
- Comfort cooling
- Kitchenette
- Raised floors
- Excellent natural light
- Shower

Car Parking

12 Car Parking Spaces.

Rent

£17per sq ft per annum exclusive

Terms

The suite is available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries.

Service Charge

The tenant will be responsible for paying a fair proportion of the building service charge (if split).

VAT

All figures quoted are exclusive of VAT where applicable.

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Floor Areas

| Floors | Freshford House |
|------------------------|--------------------|
| Ground Floor | 1,522 sq ft |
| 1 st Floor, | 1,649 sq ft |
| Total | 3,171 sq ft |

Misrepresentation Act

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