

# To Let

# High Quality Office with Excellent Parking



## **660 Bristol Business Park, Coldharbour Lane, Bristol BS16 1EJ**

- Close to the M4/M32 Junction
- Established business park
- 62 parking spaces
- EPC A

**5,535 – 11,416 Sq Ft (514 – 1,061 Sq M)**

**Rent on application**

## Contact Us

Viewing is strictly by  
appointment through  
Colliers.

James Preece

+44 117 917 2047

[james.preece@colliers.com](mailto:james.preece@colliers.com)

# 660 Bristol Business Park

## Location

Located 5 miles to the NE of the city centre, Bristol Business Park is accessed from the A4174 ring road. Motorway connections are excellent with J1 of the M32 less than a mile away.

The M1 metrobus has stops just outside the park providing good public transport to the city



## Description

The building comprises a detached modern office over ground and first floors, with the following specification

- Air conditioned
- Intercom entry system
- Lift access
- 62 car parking spaces and bike store
- Raised access floors
- Male/Female/Accessible WCs
- Shower facilities on both levels

## Rent

£23.00 psf pax

## Terms

The offices (either as a whole or floor by floor) are 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

We have calculated the business rates payable to be £9.77 per sq ft per annum but please make your own enquiries with South Gloucestershire Council.

## Service Charge

The tenant will be responsible for paying a fair proportion of the building and estate charge.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC

A

## Floor Areas

1<sup>st</sup> Floor – 5,535 sq ft (514 sq m)

Grd Floor – 5,881 sq ft (546 sq m)

**Total – 11,416 sq ft (1,060 sq m)**



### Misrepresentation Act

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