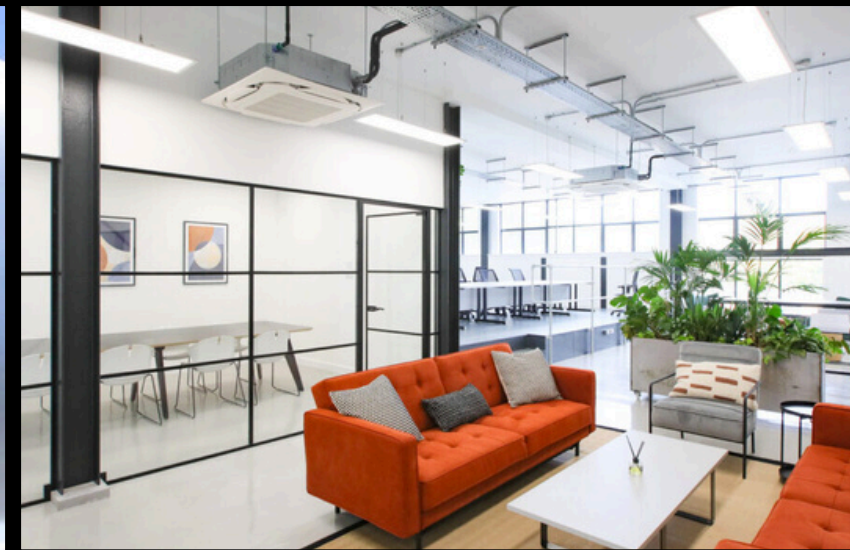


# HERE, Bath Rd, Arno's Vale, Bristol BS4 3AP

2,153 SQ FT - FULLY FITTED SPACE ON FLEXIBLE TERMS

Operational from day 1 with network connectivity available

EPC A  
100% Electric  
Targeting BREEAM  
'Excellent'



**HERE, Bath Rd, Arno's Vale, Bristol BS4 3AP**

## LOCATION - BS4 3AP

HERE is located on the A4, a short walk from Bristol Temple Meads train station with rail links to Bath (11 minutes) and on to London (1 hr 15 minutes). HERE is also easily accessible from the City Centre and the M32 motorway.

The building is located 1.5 miles from Temple Meads Station and benefits from over 220 parking space

### Description

HERE benefits from excellent sustainability credentials alongside an wide amenity offering within the building and surrounding areas.

The office occupiers benefit from the following:

- Open plan offices with LED lighting, raised access floors and flexible furniture configuration.
- The office is available fully fitted with furniture, WIFI enabled and day one broadband capability.
- Welcoming staffed reception and waiting area.
- Ground floor cafe with informal meeting and breakout spaces.
- Free tenant gym facilities alongside shower, changing and bike storage provision.
- Bookable meeting rooms for tenants.

### Office Floor Area (NIA)

Suite	Area (Sq ft)	Area (Sq M)
4.08	2,153 sq ft	200 sq m

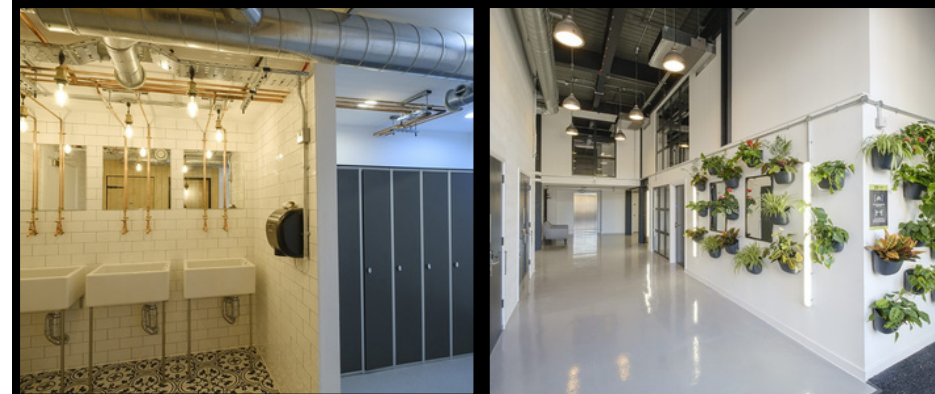
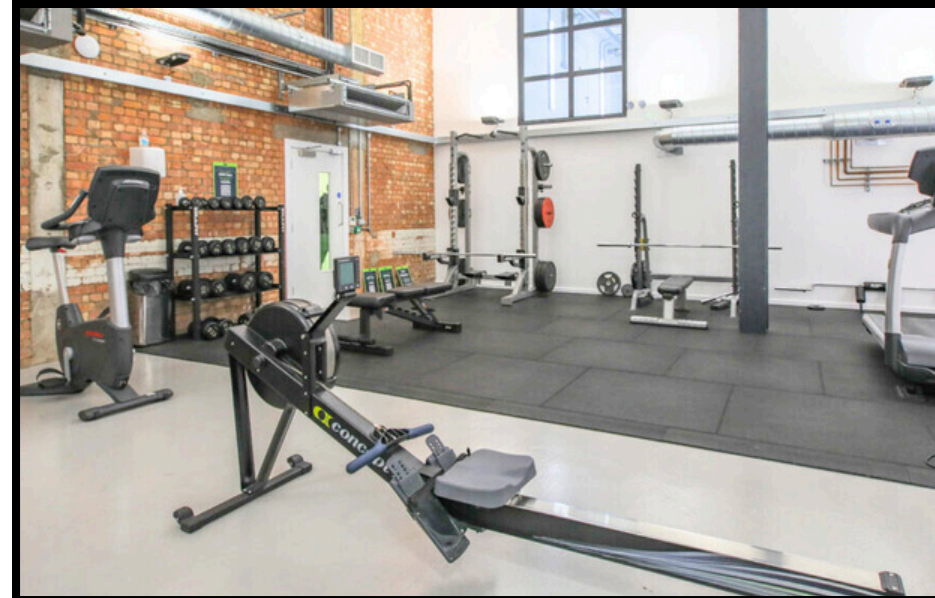
### Tenure

The office is available by way of a new lease direct from the landlord for a term of years.

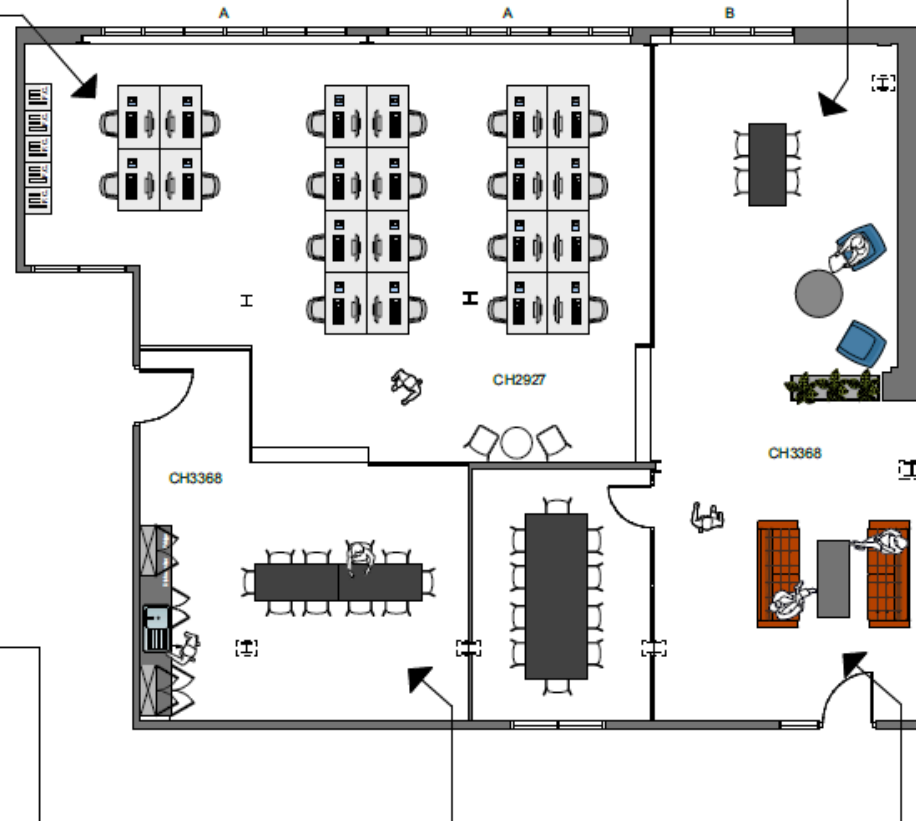
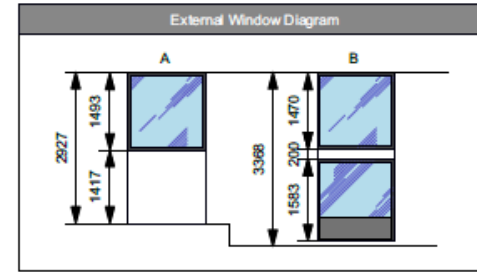
Flexible lease terms are available.

### Quoting Rent & Service Charge

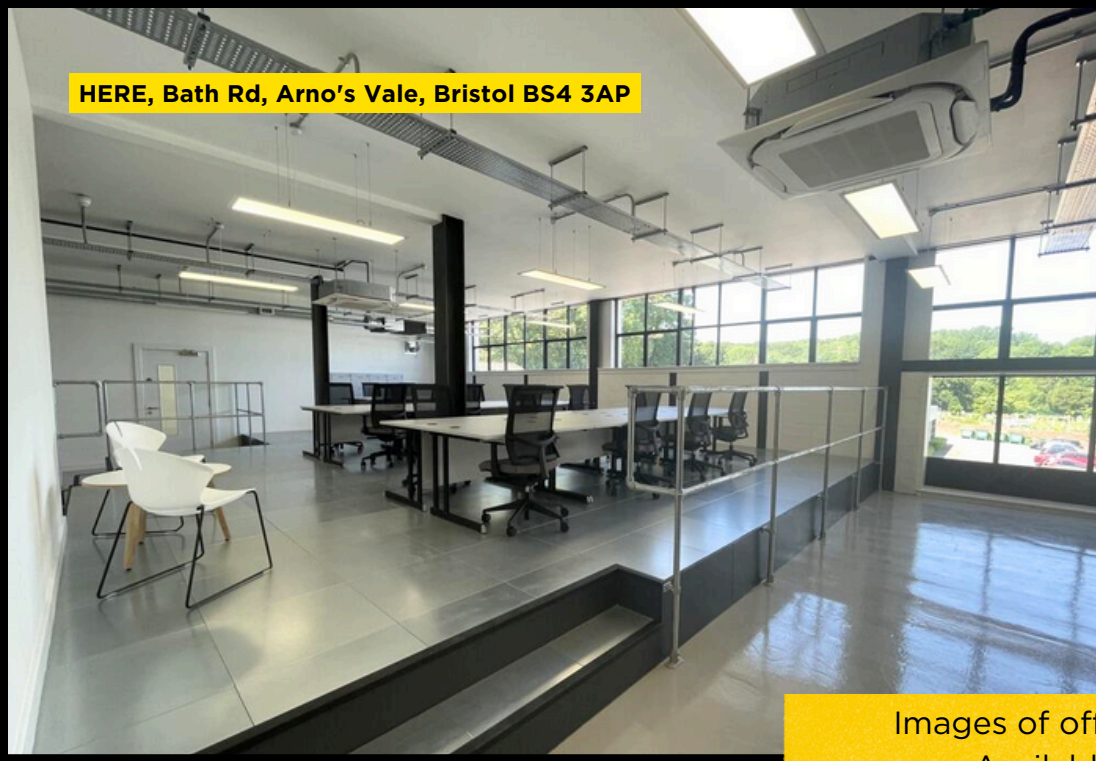
Upon Application to the joint sole agents.



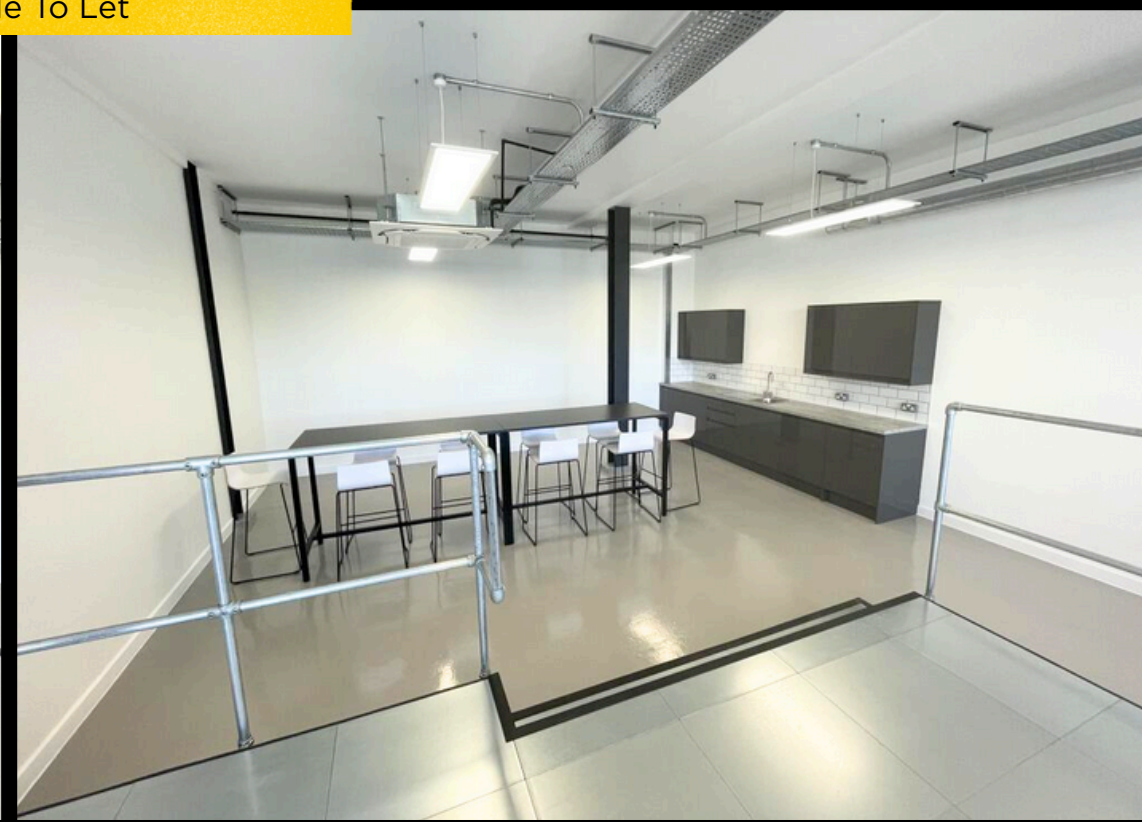
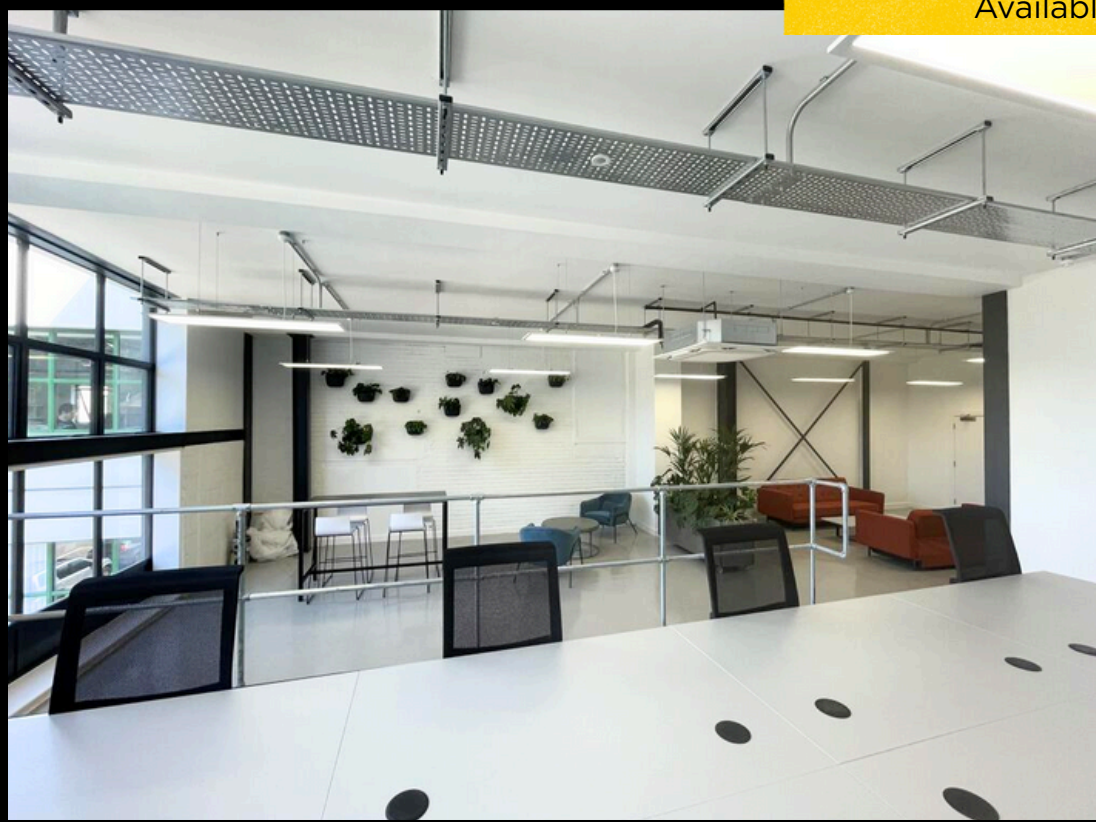
# Office Floor Plans



HERE, Bath Rd, Arno's Vale, Bristol BS4 3AP



Images of office suite 4.08  
Available To Let



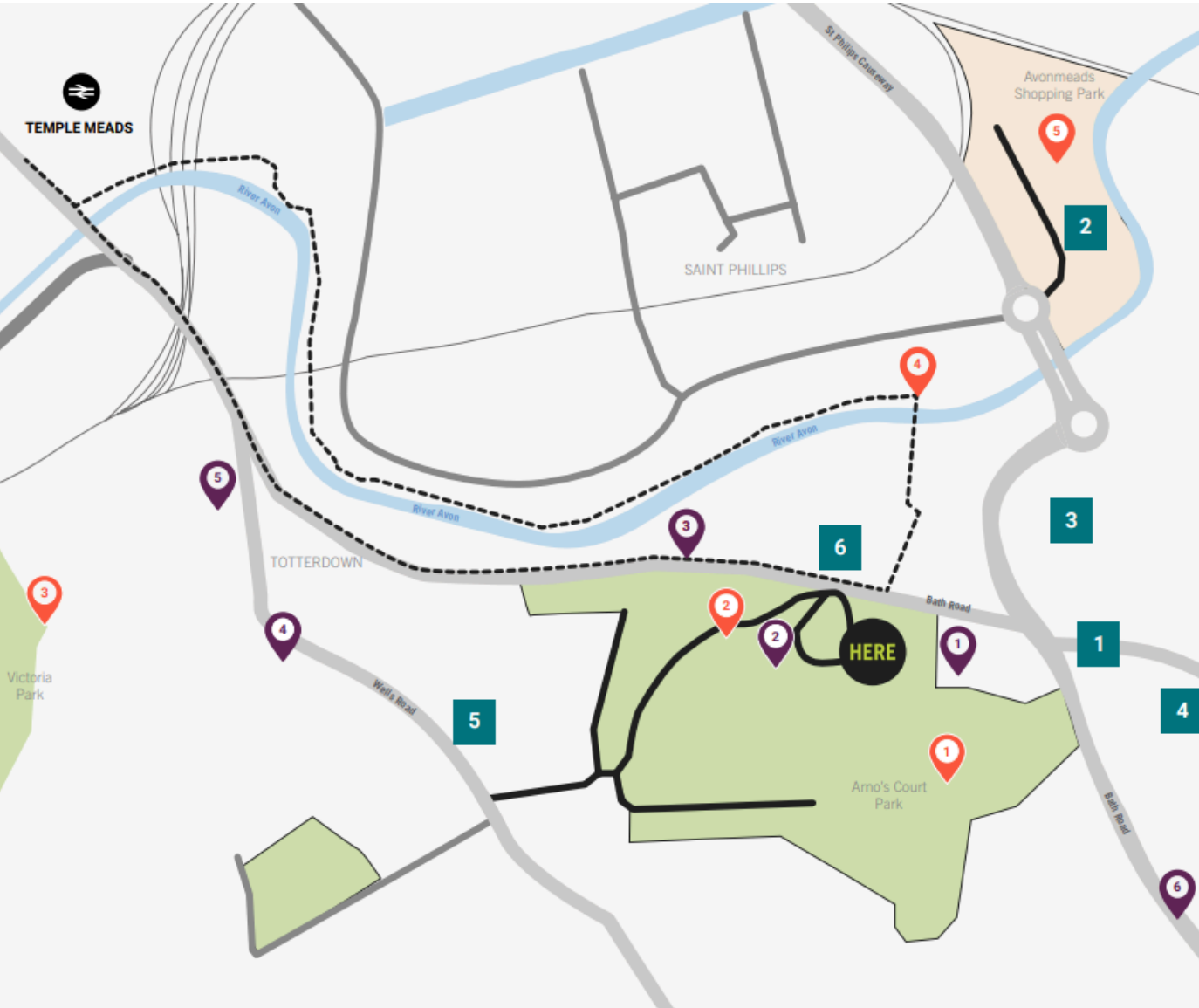
HERE, Bath Rd, Arno's Vale, Bristol BS4 3AP



Images of building amenity



# Office Location Plan



## NEAR HERE

ONLY A  
STONE'S THROW  
FROM THERE.

### RETAIL

- 1. SANDY PARK ROAD - (5min ⚡)**
  - › Post Office
  - › Lloyds Pharmacy
  - › Grounded Café
  - › Parsons Bakery
  - › Zone Hairdressing
  - › Fiesta Flowers
  - › Tarrs Ice cream
- 2. AVONMEADS SHOPPING PARK (8min ⚡)**
  - › M&S Food
  - › Costa
  - › The Range
  - › Wilkos
  - › Boots
- 3. SAINSBURY'S (4min ⚡)**
- 4. BURGER KING**
- 5. GO OUTDOORS**
- 6. MAJESTIC WINE WAREHOUSE**

### CAFES / RESTAURANTS

- 1. FRISKA (On site)**
- 2. ARNOS VALE CAFÉ (3min ⚡)**
- 3. BOCABAR, TUBE DINER (3min ⚡)**
- 4. CAFE GROUNDED (5min ⚡)**
- 5. A CAPELLA' (15min ⚡)**
- 6. LODEKKA (8min ⚡)**

### RECREATIONAL / PARKS

- 1. ARNOS COURT**
- 2. ARNOS VALE CEMETERY**
- 3. VICTORIA PARK**
- 4. SPARKE EVANS PARK**
- 5. SHOWCASE CINEMA, TENPIN BRISTOL (10min ⚡)**

-----  
AVON WAY CYCLE ROUTE (19 min ⚡) (6 min ⚡)

-----  
HERE TO TEMPLE MEADS (23 min ⚡) (8 min ⚡)

**HERE, Bath Rd, Arno's Vale, Bristol BS4 3AP**

### **Business Rates**

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

### **Use**

Use Class E commercial (formerly B1 Offices).

### **EPC**

EPC A.

### **VAT**

All figures quoted are exclusive of VAT.

### **Legal Costs**

Each party to bear their own legal costs.

## **CONTACT**

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07807 999 440 / 0117 910 2356

or via our joint agents **Csquared**

**Seonaid Butler**

07885 250 476

**savills**



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