



beta house

almondsbury
BRISTOL BS32 4JT

TO LET

Newly refurbished offices close to the M4/M5 interchange

First and Second Floor

Available as a whole, by floor or on a split floor basis

1,851 - 8,974 sq ft

(172 - 834 sq m)





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location

Almondsbury Business Park comprises an established cluster of business premises and is one of the key out of town office locations due to its strategic position overlooking the M4/M5 interchange.

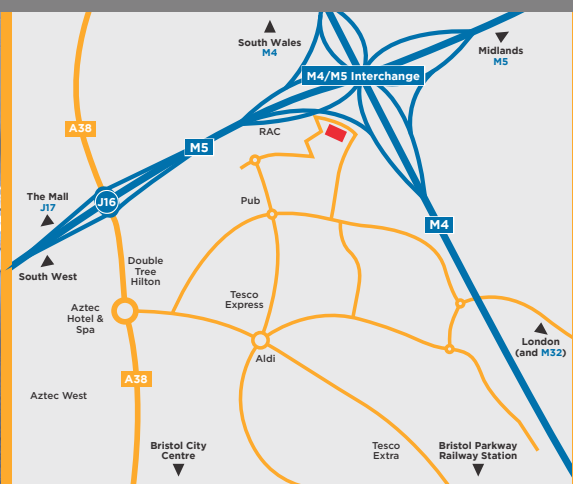
Bristol City Centre can be accessed via the excellent transport connections in circa 20 minutes either via the A38 or the M32 at Junction 19 of the M4. Bristol Parkway railway station is also less than 10 minutes drive.

Almondsbury benefits from a range of facilities including a Coffee#1 located on the neighbouring Brotherswood Court estate and Mrs B's Coffee Shop across the road within Apex Court. Tesco Metro is also available just 5 minutes from the property at Willowbrook District Centre and the major regional shopping centre at Cribbs Causeway. Other nearby amenities include leisure facilities at the Hilton Hotel and the Bradley Stoke Leisure Centre.





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description

Beta House benefits from two comprehensively refurbished receptions providing lift and stair access to both ends of the building. WCs are located on all floors, with shower facilities on the ground floor, all of which have been subject to recent refurbishment. The building facilities have also been improved with the recent addition of outside seating and covered bike storage.

The available accommodation is situated on the second floor and is offered either as a whole or it can be split to create two suites of 1,851 & 2,562 sq ft. The space offered has been fully refurbished to provide a newly redecorated open plan office with raised access floors and new carpeting, suspended ceiling with LED lighting. The office benefits from heating and cooling provided by Mitsubishi heat pump system with mechanical heat reclaim ventilation via air handling units and openable windows.

floor areas

The property has the following approximate net internal floor area:

First floor	4,487 sq ft	417 sq m
Second floor	4,487 sq ft	417 sq m
Total	8,974 sq ft	834 sq m

Split floor areas of 1,851 & 2,562 sq ft.

parking

Car parking ratio of 1:214 sq ft, equating to 21 space per whole floor.

terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

rent

Upon application.

Indicative floor layout



Proposed split floor option





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business rates

Interested parties should make their own enquiries to the Local Authority.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

Rated at C - 52.

legal costs

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

viewings and further info

Strictly by appointment through the sole agents:

Hartnell
Taylor Cook

0117 923 9234

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Lizzie Boswell

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HTC Hollister HD2406 05/22