

To Let

Quality Office Suite With Parking



D1, Part Ground Elm House Fountain Court, Bristol, BS32 4LA

- Quality ground-floor office accommodation
- Prominent well-connected business park location.
- Fully refurbished
- 6 allocated parking spaces

1,503 sq ft (140 sq m)

£17 per sq ft per annum exclusive

Contact Us

Viewing is strictly by
appointment through
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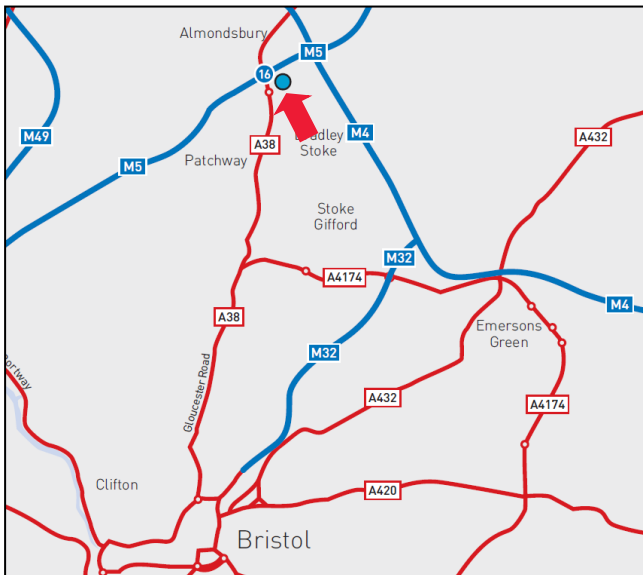
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D1, Ground Floor Elm House

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, two-storey office building situated in a prominent position within the business park. The available office suite is located at ground floor level and is set to be refurbished. Specification includes:

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

Car Parking

6 Car Parking Spaces

Rent

£17 per sq ft per annum exclusive

Terms

The offices are available by way of a new full repairing and insuring lease.

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.

VAT

All figures quoted are exclusive of VAT where applicable.

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Floor Areas

Floors	Freshford House
Ground Floor	1,503 sq ft (140 sqm)
Total	1,503 sq ft (140 sqm)

Misrepresentation Act

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