

To Let

Quality Office Suites With Car Parking



Cedar House

**Fountain Court, Bradley Stoke
Bristol, BS32 4LA**

- High quality office accommodation
- Prominent, well-connected business park location
- Available now
- Allocated car parking

976 – 4,564 sq ft (91 - 424 sq m)

£17 per sq ft per annum exclusive

Contact Us

Viewing is strictly by appointment through Colliers.

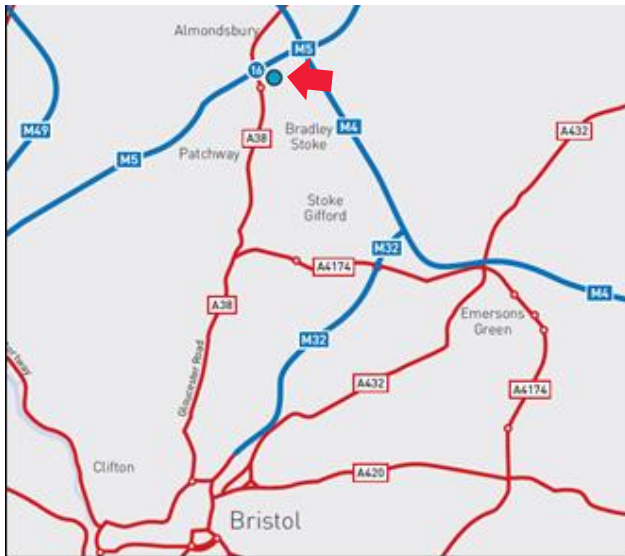
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Cedar House, Fountain Court

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

Cedar House is a modern, two-storey office building situated within this well established and prominent business park. The ground floor is currently split into two suites. The larger suite benefits for an existing fit-out comprising a mixture of meeting rooms and open plan space. The smaller suite benefits from its own shower/wc facilities and kitchenette. Both have raised floors and suspended ceilings with recessed lighting.

Car Parking

1 space per 256 sq ft leased.

Rent

£17 per sq ft per annum exclusive

Terms

The suites are available individually or the whole building can be let 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.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

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Floor Areas

Floors	Freshford House
Part Ground Floor	1,974 sq ft
Part Ground floor	1,614 sq ft
First Floor	976 sq ft
Total	4,564 sq ft

Misrepresentation Act

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