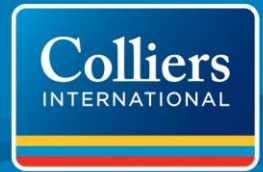


TO LET

Modern Air Conditioned Offices



WILLOW BROOK CENTRE, Bradley Stoke, Bristol, BS32 8BS

- Excellent location amongst thriving retail park
- Air conditioning and LG7 compliant lighting
- Shower facilities
- 5 on site car parking spaces
- Available immediately by way of new lease

1,012 sq ft (94 sq m)
£15,000 per annum exclusive

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Willow Brook Centre, Bradley Stoke, Bristol, BS32 8BS

LOCATION

The Willow Brook Centre is located in Bradley Stoke, South Gloucestershire, conveniently situated within 1 mile of the M4/M5 interchange. Bristol City Centre is approximately 8 miles to the south and accessed via the M4/M32 interchange or the A38. The location benefits from excellent public transport connectivity via both bus and train.



TENURE

The office is available on the basis of a new lease on effective full repairing and insuring terms.

RENT

£15,000 per annum exclusive

LEGAL COSTS

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

BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

SERVICE CHARGE

The tenant will contribute a fair proportion to the building service charge.

VAT

Please note that the rent quoted is exclusive of VAT, if chargeable.

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DESCRIPTION

The office is located on the first floor of The Willow Brook Centre, a prestigious retail park with excellent amenities on site including restaurants, coffee shops, department stores and a gym. The accommodation itself is accessed separately to the shopping centre and benefits from the following specification:

- Solid floor with perimeter trunking
- Suspended ceiling with LG7 compliant lighting
- Air conditioning
- Capped off services
- Intercom entry system
- WC and shower facilities
- 5 on site car parking spaces

ACCOMMODATION

The suite provides the following approximate floor areas:

First Floor Office – 1,012 sq ft (94 sq m)

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
January 2017

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