To Let
Office 9,393 sq ft
Lysander House, Catbrain Lane, Bristol, BS10 7TQ

Summary
• First floor office suite
• Property Type: Office
• Tenure: To Let
• Size: 9,393 sq ft
• Rent: Available on request.

Highlights
• Prominent position next to Cribbs Causeway
• Excellent motorway access to Junction 17 of the M5 motorway
• 31 car parking spaces and 5 disabled spaces
• BREEAM Excellent rating
• Air conditioning
Location
Occupy a prominent position overlooking Cribbs Causeway, Lysander House has unrivalled access to the motorway network and to a wide range of amenities. Junction 17 of the M5 motorway lies quarter of a mile distant and the M4/M5 motorway interchange within 3 miles. Bristol Parkway station is within 4 miles whilst regular bus services link Lysander House with the city centre. Bristol's regional shopping centre, The Mall, The Venue and three hotels are all within easy walking distance.

Lysander House is an office development of the highest quality offering occupiers by profile and prominence. The building is finished to a high specification having regard to the need for sustainability with a BREEAM Excellent rating.

Specification
The property benefits from the following specification:

- Roof mounted solar panels
- Two 13 person passenger lifts
- Highly efficient VRF air conditioning
- Suspended ceilings with recessed LG7 lighting
- Fully accessible raised floors
- 31 car parking spaces plus 5 disabled spaces
- 26 covered bicycle spaces
- BREEAM Excellent rating
- An occupier can benefit from existing cabling and some fit out if required

Amenities
The property benefits from the following amenities:

- Male, female and disabled WC facilities
- Male and female shower facilities on each floor

Availability
The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following approximate Net Internal Areas:

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq ft</th>
<th>sq m</th>
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<tbody>
<tr>
<td>First Floor</td>
<td>9,393</td>
<td>873</td>
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Terms
The accommodation is available by way of a sublease until March 2017 or a new lease on terms to be agreed direct with the Landlord. Full details are available upon application.

Energy Performance Rating
This property has been graded as 48 (B).

Rent
Available on request.

Business Rates
£37,429.55 per annum (based on a Rateable Value of £75,922).

Service Charge
£5.88 per sq ft.

Viewing & Further Information
If you are interested and would like more information please get in touch.

Contacts
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