



TO LET

Modern Open Plan First Floor Office Suite
4,349 sq ft (404.0 sq m) to 10,164 sq ft (944.2 sq m)
44 On site Car Spaces

Description

[Previous Page](#)

[Next Page](#)

Park House comprises a two storey, purpose built modern office building on Parkway North Business Park. The available first floor comprises 10,164 sq ft (944.2 sq m) with surface level parking and landscaped grounds.

The available accommodation is situated on the first floor, benefiting from the following general internal specification:

- Double glazed windows
- Air conditioning
- Central heating
- Raised access floors
- Suspended ceilings incorporating recessed lighting
- Male, female and disabled WC facilities.

Parking

The building benefits from a generous car parking ratio of approximately 1:231 sq ft net internal.

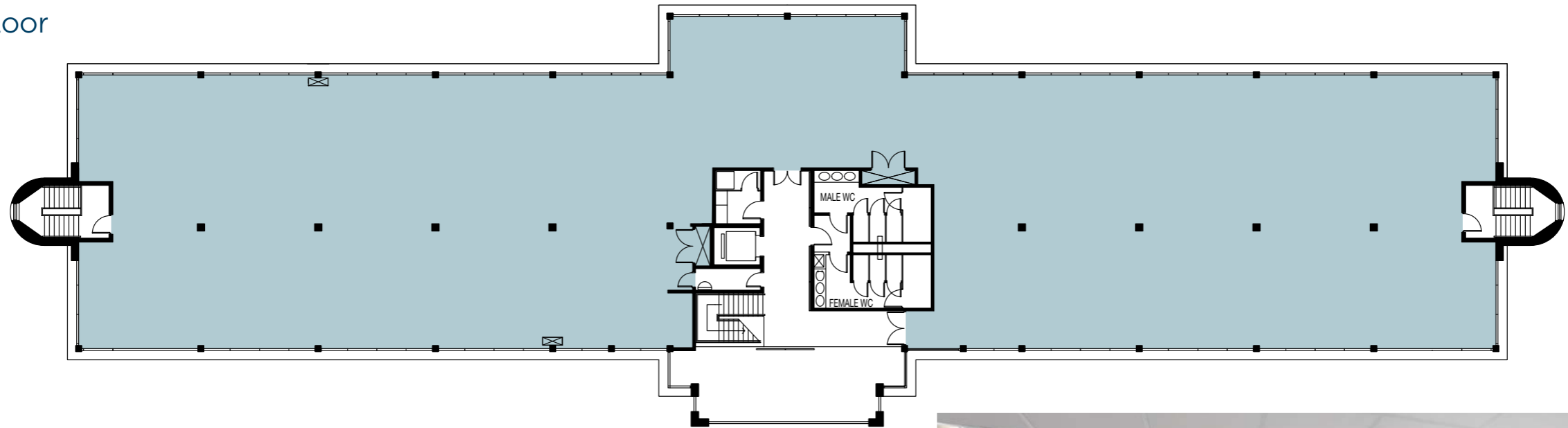


Accommodation

Previous Page

Next Page

First Floor



Total Available Area 10,164 sq ft 944.2 sq m

Due to the flexible floorplate of the first floor at Park House there is the potential to split the accommodation to allow for enquiries from 4,349 sq ft to 10,164 sq ft.



Location

Previous Page

Next Page

Park House is located on the Parkway North Business Park which is an established office park situated to the northern fringe of Bristol just off the B4057 Winterbourne Road and within easy walking distance of Bristol Parkway Station.

The park also includes a Virgin Active health club and local shopping parade both within a short walk of the building. Other office occupiers on the park include The MOD, Gleeds, Cunningham Lindsay and Handelsbanken.



Occupiers include:



Ministry
of Defence

gleeds^G

Cunningham
Lindsay

Handelsbanken



Gallery

[Previous Page](#)

[Next Page](#)

Indicative images

Gallery

[Previous Page](#)

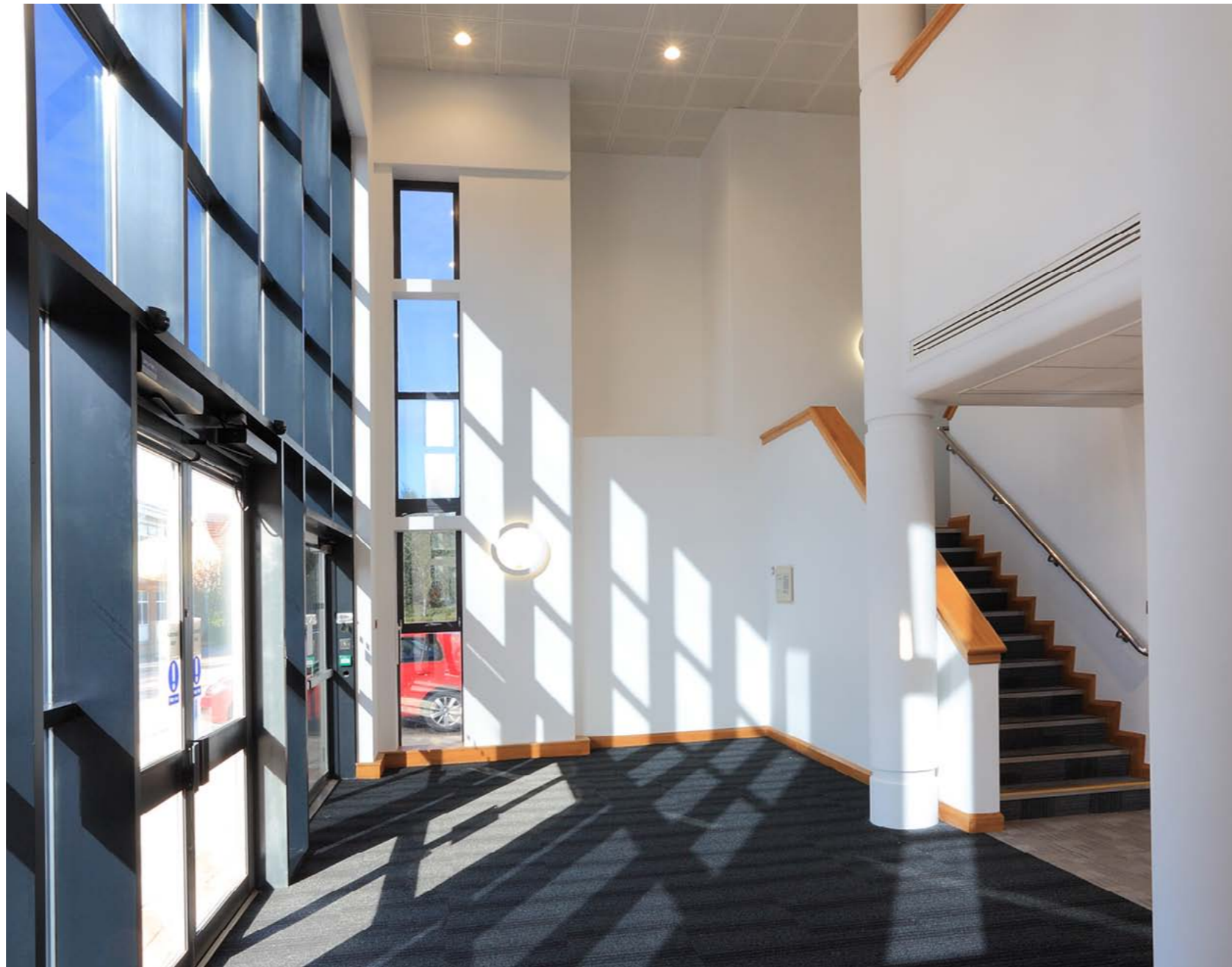
[Next Page](#)



Gallery

[Previous Page](#)

[Next Page](#)



Gallery

[Previous Page](#)

[Next Page](#)



Gallery

[Previous Page](#)

[Next Page](#)



Gallery

[Previous Page](#)

[Next Page](#)



Gallery

[Previous Page](#)

[Next Page](#)



Terms

[Previous Page](#)

[Next Page](#)

Rent

Rent upon application.

Availability

The property is available either as a whole or as two separate suites on a new effective FRI lease / lease(s) by way of a service charge.

VAT

All figures quoted are exclusive of VAT.

Rateable Value

Rateable Value 2016	£168,000
Rateable Value (Draft 2017)	£158,000

Interested parties are advised to make enquiries directly with the local billing authority as to the actual rates payable.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Energy Performance Certificate

To be confirmed.

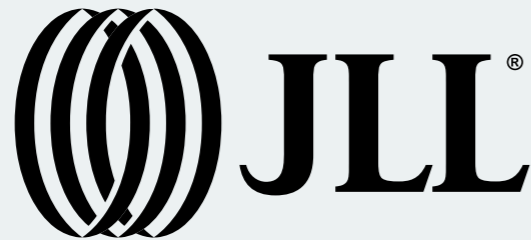


Contact

[Previous Page](#)

[Home Page](#)

Viewings strictly by appointment only. Further information and terms upon application to the joint sole agents:



Steve Lane
0117 930 5675
steve.lane@eu.jll.com

Ian Wills
0117 930 5746
ian.wills@eu.jll.com



Richard Kidd
0117 988 5244
richard.kidd@gva.co.uk

Alex Riddell
0117 988 5269
alex.riddell@gva.co.uk

Misrepresentation Act 1967: GVA and JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:
1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Design by Zest Design and Marketing Ltd 0117 950 8445. November 2016 (01737).