



TO LET

Newly refurbished offices close to the M4/M5 interchange

First and Second Floor

Available as a whole, by floor or on a split floor basis

Managed options also available via Chadwick Flexspace Solutions

1,615 - 8,746 sq ft
(150 - 813 sq m)



location

Almondsbury Business Park comprises an established cluster of business premises and is one of the key out of town office locations due to its strategic position overlooking the M4/M5 interchange.

Bristol City Centre can be accessed via the excellent transport connections in circa 20 minutes either via the A38 or the M32 at Junction 19 of the M4. Bristol Parkway railway station is also less than 10 minutes drive.

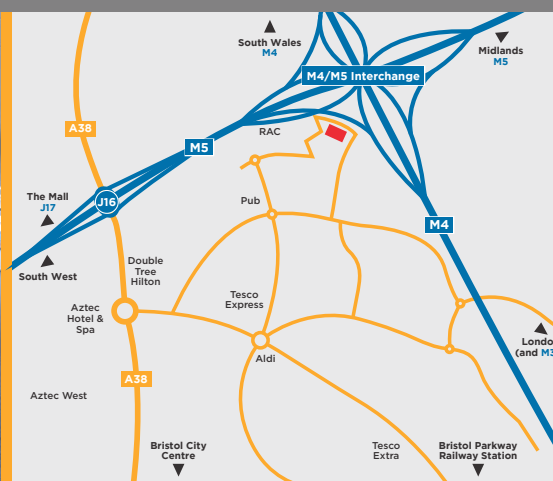
Almondsbury benefits from a range of facilities including a Coffee#1 located on the neighbouring Brotherswood Court estate and Mrs B's Coffee Shop across the road within Apex Court. Tesco Metro is also available just 5 minutes from the property at Willowbrook District Centre and the major regional shopping centre at Cribbs Causeway is nearby just off Junction 17 of the M5. Other nearby amenities include leisure facilities at the Hilton Hotel and the Bradley Stoke Leisure Centre.



description

Beta House benefits from two comprehensively refurbished receptions providing lift and stair access to both ends of the building. WCs are located on all floors, with shower facilities on the ground floor, all of which have been subject to recent refurbishment. The building facilities have also been improved with the recent addition of outside seating and covered bike storage.

The available accommodation is situated on the first and second floors and is offered either as whole floors or could be split to create smaller suites of 1,615 & 2,476 sq ft. The space has been fully refurbished with new kitchenettes and is newly redecorated, providing open plan offices with raised access floors, new carpets and suspended ceilings incorporating LED lighting. The offices benefit from heating and cooling provided by VRV air conditioning units and openable windows.



floor areas

The property has the following approximate net internal floor area:

First floor	4,259 sq ft	396 sq m
Second floor	4,487 sq ft	417 sq m
Total	8,746 sq ft	813 sq m

Split floor areas of 1,615 & 2,476 sq ft.

parking

Car parking ratio of 1:214 sq ft, equating to 21 spaces per whole floor.

terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

rent

Upon application.

First Floor Proposed Layout



Second Floor Proposed Layout



Indicative space plans supplied by McFeggan Brown.





beta house
almondsbury
BRISTOL BS32 4JT



business rates

Interested parties should make their own enquiries to the Local Authority.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

First floor rated B - 27.
Second floor rated C - 52.

legal costs

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

viewings and further info

Strictly by appointment through the sole agents:

**Hartnell
TaylorCook**

0117 923 9234
htc.uk.com

Natalie Bennett
natalie.bennett@htc.uk.com

Chris Grazier
chris.grazier@htc.uk.com

Freddie Myatt
freddie.myatt@htc.uk.com

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HTC Hollister HD2406 05/25

customised flex space options to suit you

Chadwick Flexspace Solutions provides occupiers with bespoke, fully managed, all-inclusive office spaces at Beta House on suites from c. 2,000 sq. ft to 8,746 sq. ft.

Our managed spaces offer flexible, capital-free, tailored solutions designed to meet your business needs. We deliver fit-outs to match your exact requirements that reflect your company's brand and identity, for a simple, all-inclusive fixed monthly fee.

Our dedicated team oversees every step from design and build to the daily operational management of your space, quickly and seamlessly delivering you with a unique, high quality office solution.

the process

outline your requirements

Determine your workspace requirements to ensure managed space is the right fit.

view the space

View available spaces and assess their suitability for your business.

agree layout

Collaborate with our team to design a bespoke office layout tailored to your business needs.

commence works

We commence works to deliver the bespoke fit out on schedule.

agree terms

Finalise commercial terms for your bespoke managed space and complete a simple Flexi-Lease Agreement.

due diligence

We source quotations from multiple contractors to ensure best value and issue a proposal.

move in

Occupy your new office while we handle the day-to-day operations and management. Enjoy a seamless start to your business activities.

fixed monthly fee:

Includes the following:

- ▶ Rent, rates & service charges
- ▶ Fit out
- ▶ Furniture
- ▶ Procurement & project management of fit out
- ▶ Internal & external maintenance
- ▶ All utilities
- ▶ Security
- ▶ Cleaning
- ▶ IT infrastructure
- ▶ High-speed fibre connectivity
- ▶ Unlimited data use
- ▶ VoIP telephony
- ▶ Statutory compliance
- ▶ Dilapidations & reinstatement

contact us

If managed office space sounds like the right solution for you, we would love to hear from you.

Get in touch today to start your journey in crafting your bespoke office at Beta House:

01275 795395 | sales@chadwickbc.co.uk
www.chadwickbc.co.uk

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flexspace solutions