



## Block A

St. Brendans Court, Island Trade Park, Bristol, BS11 9FB

**Purpose built office accommodation in prime strategic location in Avonmouth.**

**4,766 to 10,622 sq ft**  
(442.78 to 986.82 sq m)

- Extensive on-site car parking
- Raised access floors
- Comfort cooling
- Double glazing
- Shower facilities
- Passenger lift

Summary

Available Size	4,766 to 10,622 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

Block A, St Brendan's Court is a self contained office building in Avonmouth. The accommodation benefits from full access raised floors with comfort cooling. There is a mixture of LED and fluorescent light fittings within the suspended ceiling.

The accommodation is arranged across two floors and comprises a mixture of open plan office space and existing meeting rooms.

Location

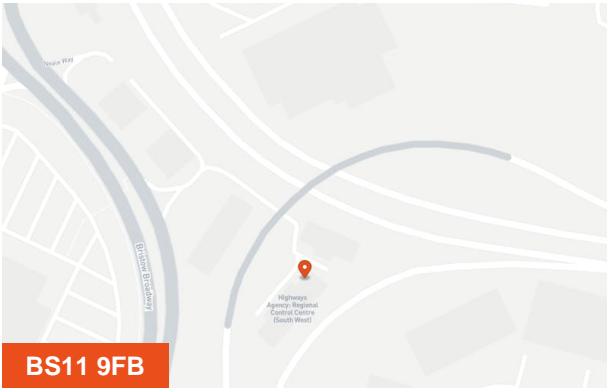
Avonmouth is located about 9 miles from Bristol which is accessible via the A40 Portway. Block A, St Brendans Court is positioned just off the A4 Bristol Broadway and a short distance from Junction 18 of the M5 Motorway.

Avonmouth provides a strong strategic location for occupiers, with a close proximity to the port and major road networks. It is benefitting from ongoing development plans which include infrastructure upgrades and expanded commercial space.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,766	442.78	Available
1st	5,856	544.04	Available
Total	10,622	986.82	



Viewing & Further Information

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