



## Beta House

Woodlands, Bristol, BS32 4JT

**The accommodation offered has been refurbished to provide open plan offices on the 1st and 2nd floors.**

**1,615 to 8,746 sq ft**  
(150.04 to 812.53 sq m)

- Air conditioning
- Suspended ceiling with LED lighting
- Fully raised access floors
- Bike storage and shower facilities
- 21 parking spaces per floor
- The first floor could be split to provide 1,615 and 2,476 sq ft suites , STC

## Summary

<b>Available Size</b>	1,615 to 8,746 sq ft
<b>Rent</b>	£16.50 per sq ft
<b>Business Rates</b>	Between £6.05 - £7.16 psf.
<b>Service Charge</b>	1st Floor - £7.55 psf   2nd Floor - £7.55 psf (YE 2022 Budget)
<b>Car Parking</b>	21 parking spaces per floor
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	B (27)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - East	1,918	178.19	Let
1st	4,259	395.67	Available
2nd	4,487	416.86	Available
<b>Total</b>	<b>10,664</b>	<b>990.72</b>	

## Description

The accommodation offered has been refurbished to provide open plan accommodation with raised floors, suspended ceilings with recessed lighting, new carpeting and decoration.

The reception and common areas have been refurbished.

The first floor suite could also be split to create two suites of 1,615 and 2,476 sq ft. 21 parking spaces will be available per floor. There are also bicycle racks available on site. The ground floor is currently let.



## Viewing & Further Information

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