



## Beta House

Woodlands, Bristol, BS32 4JT

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

**1,857 to 10,603 sq ft**  
(172.52 to 985.05 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

Available Size	1,857 to 10,603 sq ft
Rent	£16.50 per sq ft
Business Rates	Between £6.05 - £7.16 psf.
Service Charge	1st Floor - £7.55 psf   2nd Floor - £7.55 psf (YE 2022 Budget)
Car Parking	21 parking spaces per floor for the upper floors, ratio of 1:209 sq ft.
Estate Charge	N/A
EPC Rating	B (27)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - East	1,857	172.52	Available
1st	4,259	395.67	Available
2nd	4,487	416.86	Available
Total	10,603	985.05	

Description

The accommodation offered has been refurbished to provide open plan accommodation with raised floors, suspended ceilings with LED 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.



Viewing & Further Information

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