



Blue Southern Office Building

Harbour Road Trading Estate, Portishead, Bristol, BS20 7BL

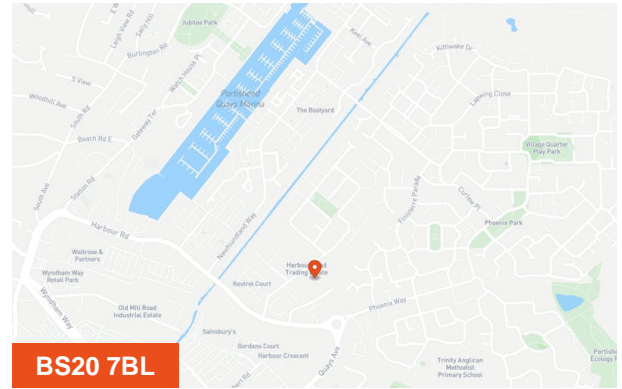
**Self-contained two storey
office building located on
Harbour Road Trading
Estate.**

1,197 sq ft
(111.20 sq m)

- Self-contained offices
- Air conditioning
- Fitted kitchen
- Suspended ceiling incorporating low glare lighting
- Perimeter trunking
- Openable windows with blinds
- Furniture available, S.T.C

Summary

Available Size	1,197 sq ft
Rent	£12 per sq ft
Business Rates	To be re-assessed.
Car Parking	Car parking is available on site for circa 6-7 cars located at the front of the building
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)



Description

The subject available accommodation is located within the left hand 'Blue Southern' building and offers a self-contained office space over ground and first floor. The accommodation is arranged with a small reception/lobby area, ground floor office, containing fitted storage cupboards, with an additional connected server/store room. There are male and female toilet facilities on the ground floor. The first floor is accessed via a central staircase leading up to a small landing area. There is a smaller office and a larger open plan office space which contains a fitted kitchenette and tall locker storage to the rear. There is availability for circa 6-7 cars directly outside the building.

Location

Harbour Road Trading Estate is located within Portishead which is an expanding town within North Somerset. The Trading Estate is easily accessed from Junction 19 of the M5 motorway, just 3 miles away (6-minute drive) providing great connections to the motorway network with the M4/M5 interchange within 12 miles away. The nearest train station is Nailsea & Backwell Railway Station 7 miles away and provides direct rail services to London Paddington.

The location provides excellent transport links with bus stops close by on Harbour Road together with good amenities for staff with various cafes and restaurants around the Marina along with Waitrose, Sainsburys and Lidl supermarkets. Walnut Grove Studio is located opposite along with various gym operators including Pure Gym, Epic Martial Arts & Fitness and Parish Wharf Leisure Centre are close by.

Portishead high street is close by within a 3-minute walk and offers a vast array of retail outlets and boutique shops and coffee bars too. For a larger shopping experience, Cabot Circus at Broadmead Bristol is just 11 miles away or Cribbs Causeway Regional Shopping Centre accessible by car in less than 20 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	366	34	Available
1st	831	77.20	Available
Total	1,197	111.20	

Viewing & Further Information

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