



beta house

almondsbury
BRISTOL BS32 4JT

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

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





beta house
almondsbury
BRISTOL BS32 4JT

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.

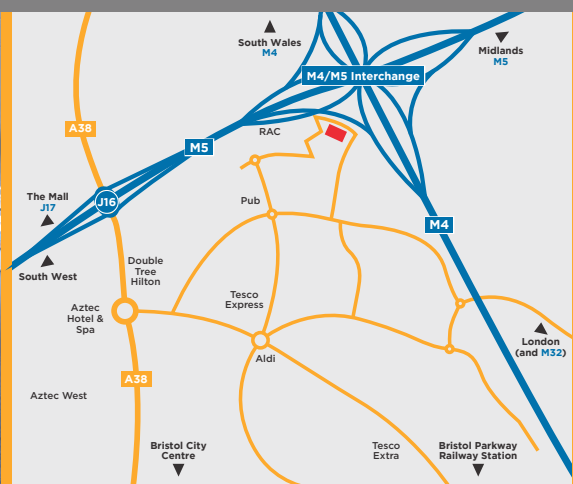
Bristol City Centre can be accessed via the excellent transport connections in circa 20 minutes either via the A38 or the M32 at Junction 19 of the M4. Bristol Parkway railway station is also less than 10 minutes drive.

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.





beta house
almondsbury
BRISTOL BS32 4JT



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





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.

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 10/23

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