



# ST JAMES COURT

BRISTOL BS32 4QJ

## TO LET

Building A, Part First Floor – 4,688 sq ft (435.52 sq m)

St James Court comprises two purpose built modern office buildings with surface level car parking in landscaped grounds.





# ST JAMES COURT

4,688 sq.ft.  
(435.52 sq.m.)

Close to Bristol Parkway  
Railway Station

Direct access to Junction 16 M5



## LOCATION

The property is located on Almondsbury Business Park which is an established park situated adjacent to the M4/M5 interchange.

Aztec West is approximately 1 mile to the south and Bristol city centre is approximately 7 miles to the south. Junction 16 of the M5 is approximately 5 minutes' drive and is accessed via the A38. Bristol Parkway station is located approximately 2 miles to the east and is accessed via the Bradley Stoke Way.

There are a wide range of facilities in the local area including the Bradley Pavilions neighbourhood centre which includes a Tesco and various retail outlets, a supermarket, pub and a number of retail outlets located within the Willowbrook Centre.

## DESCRIPTION

St James Court comprises 2 purpose built modern office buildings which have both been subject to comprehensive refurbishment, with surface level car parking in landscaped grounds. The building is constructed with concrete block elevations under a pitched tiled roof. Building A is a 3 storey building with a double height reception area.

## ACCOMMODATION

The building benefits from the following general internal specification;

- Ground floor reception
- Double glazed windows
- Air conditioning
- Raised access floors
- Suspended ceilings with new LED lighting
- Male, female and disabled WC facilities
- 8 person passenger lifts



## FLOOR AREAS

We understand that the accommodation comprises the following approximate floor areas:

Building A	sq ft	sq m
Part First floor	4,688	435.52
Building B	sq ft	sq m
<b>FULLY LET</b>		

## CAR PARKING

Building A - 12 spaces

Further spaces could be made available on a licence if required.

## RENT

Upon application.

## LEASE

Both suites are available on new effectively Full Repairing and Insuring leases for a term of years to be agreed.

## EPC

Building A - B46

## RATEABLE VALUE

Both buildings are currently assessed as one so will require reassessment upon occupation.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

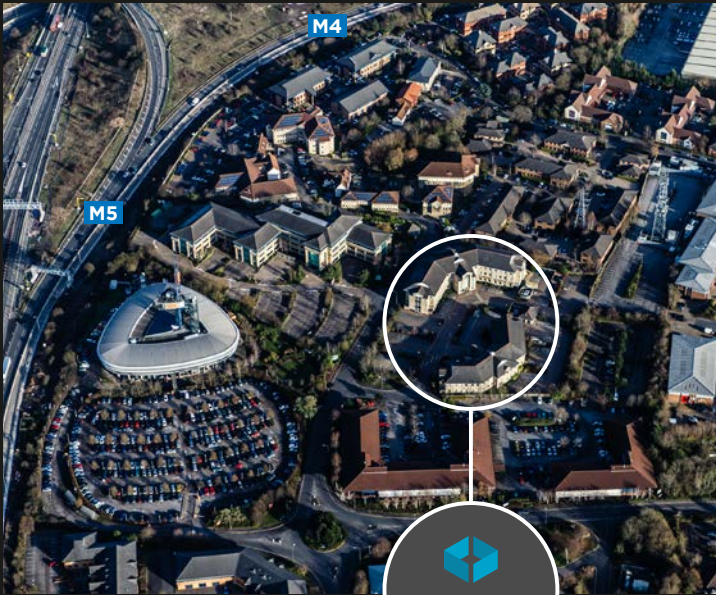
All figures quoted in these details are exclusive of VAT whether or not chargeable.





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## CONTACT

For further information please contact the sole joint agents.



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