



Block B

St. Brendans Court, Island Trade Park, Bristol, BS11 9FB

**Exceptionally connected
office accommodation in
Avonmouth**

1,800 sq ft
(167.23 sq m)

- To be refurbished
- Kitchen within the suite
- Demised WCs
- Open plan office suite
- Raised floors and suspended ceilings

Summary

Available Size	1,800 sq ft
Rent	£15.50 per sq ft
Rates Payable	£6.24 per sq ft TBC
Rateable Value	£22,513
Service Charge	£5 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

St Brendan's Court offers a ground floor office suite with exceptional connectivity to the M5 motorway and the wider Avonmouth area. The suite is due to be refurbished throughout to provide self-contained, Grade A office accommodation.

The accommodation is due to be refurbished throughout to provide an open plan office suite with new carpets, LED lightings and a redecoration throughout.

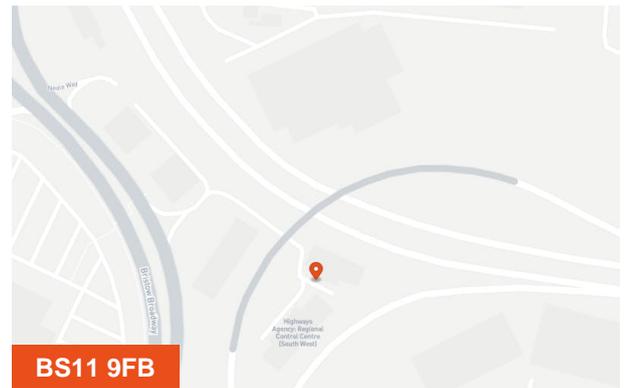
Location

St Brendan's Court is extremely well located for the M5 motorway network. It also sits within easy reach of the Avonmouth industrial area, and is about 15 minutes drive away from Bristol City Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Part Ground Floor	1,800	167.23	Available
Total	1,800	167.23	



Viewing & Further Information

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