



## The Old Forge

Lodway, Bristol, BS20 0DH

**Refurbished, self contained  
office accommodation  
within the sought after  
village of Pill**

**1,243 sq ft**  
(115.48 sq m)

- Refurbished to a high standard
- Dedicated on site car parking for tenants and visitors
- New fully fitted gym exclusive to tenants
- Self-contained office accommodation
- Air conditioning
- Opportunity to install EV charging points

Summary

Available Size	1,243 sq ft
Rent	Rent on application
Rates Payable	£6.42 per sq ft
Rateable Value	£16,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The Forge offers a recently refurbished, self contained office building with a mezzanine floor to provide two floors of good quality accommodation. There is a newly fitted kitchen and meeting room on the ground floor with WCs within the building.

The site benefits from a new, fully fitted gym and showers available solely for tenants of the building. There is dedicated parking for tenants and visitor parking on site. There is the opportunity to install EV charging points outside the building.

Location

The Forge sits in a central position in The Old Brewery Business Park which is in a desirable and highly accessible location within Pill. The city of Bristol is only 5 miles away and provides great connectivity options to Portishead, Avonmouth and the M5 motorway network. The highly sought after area of Clifton is a short drive away and will appeal to businesses seeking proximity to the City.

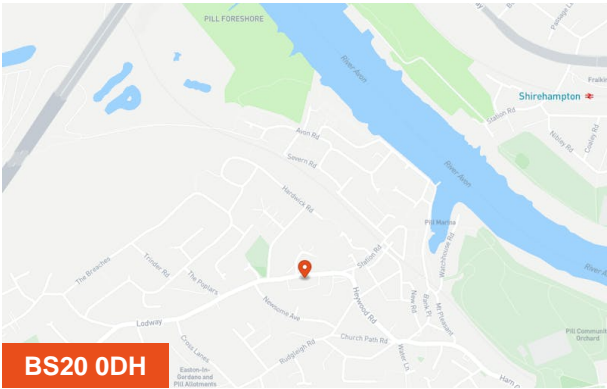
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite	1,243	115.48	Available
Total	1,243	115.48	

Viewings

Viewings are to be arranged via Hartnell Taylor Cook, or our joint agents, Burston Cook.



Viewing & Further Information

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