



## Bredon House

Great Park Road, Almondsbury, Bristol, BS32 4QH

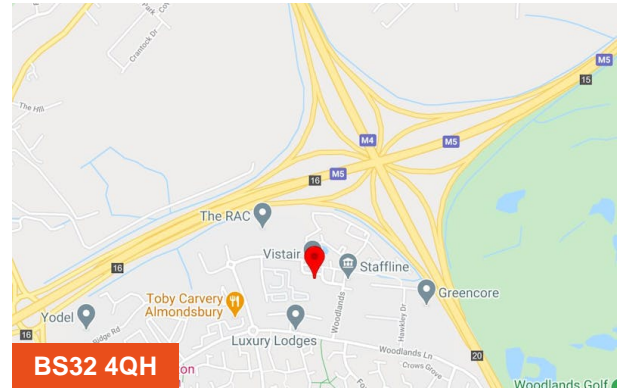
**Ground floor office  
comprising of 769 sq ft  
available in July 2025.**

**769 to 817 sq ft**  
(71.44 to 75.90 sq m)

- Suspended ceilings with LED lighting
- Carpeted with contemporary finishes
- Gas fired central heating
- Refurbished WCs
- Cityfibre available on the park
- On site parking available

## Summary

<b>Available Size</b>	769 to 817 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Between £5.66 - £6.05 psf
<b>Service Charge</b>	Between £4.25 - £6 psf including £1.17psf Estate charge.
<b>Car Parking</b>	Ground Floor Unit 1 (Left) – 3 parking spaces
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (61)



## Description

ABC comprises 9 modern office buildings in a mature landscaped environment. Bredon House is a mid-terraced building, prominently positioned on the south side of the park.

There are two available suites within Bredon House. The ground floor of the left hand side block is available now whilst the first floor suite on the right hand side is coming available in November '25.



## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Unit 1	769	71.44	Available
1st - Unit 4	817	75.90	Available
<b>Total</b>	<b>1,586</b>	<b>147.34</b>	



## Viewing & Further Information

### Freddie Myatt

0117 923 9234 | 07385 045218

Freddie.Myatt@htc.uk.com

### Chris Grazier

0117 923 9234 | 07788 105 578

chris.grazier@htc.uk.com



almondsburybusinesscentre



## TO LET

Self Contained Office

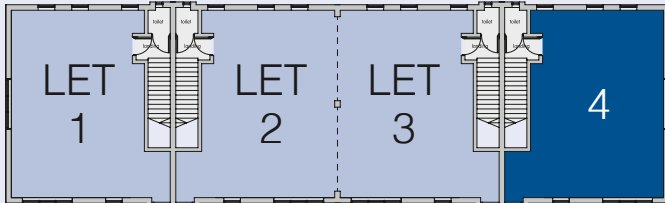
769 sq ft (71.4 sq m)

817 sq ft (75.9 sq m)

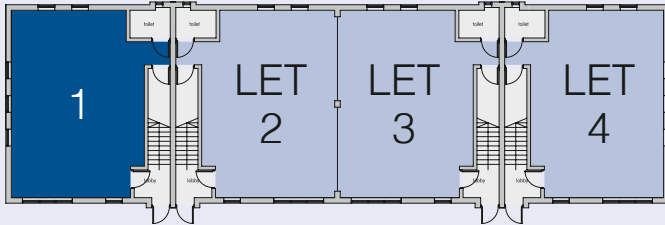
Bredon House

[www.almondsburybusinesscentre.co.uk](http://www.almondsburybusinesscentre.co.uk)

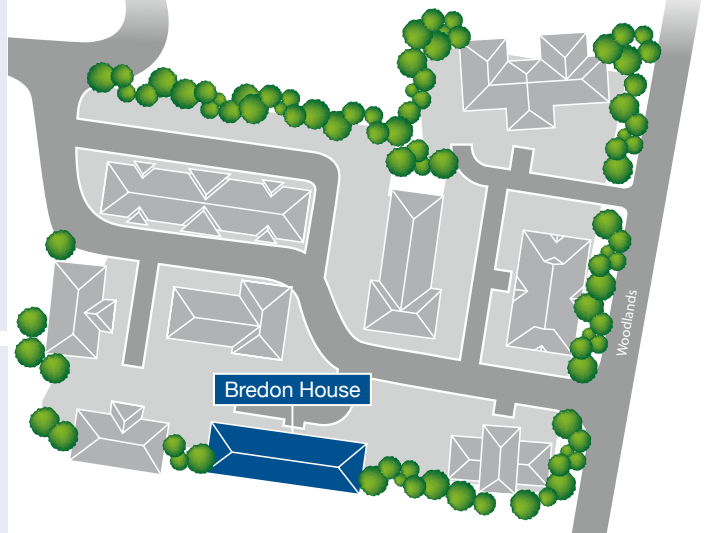
# Bredon House



First Floor Office Plan



Ground Floor Office Plan



## Specification

The space has been refurbished to a high standard to provide some of the best quality accommodation in the area.

The specification includes:

- Suspended ceilings with modern LED lighting
- Redecorated and re-carpeted with contemporary finishes
- Gas fired central heating
- Refurbished WCs
- Allocated on site parking

Floor & Unit	Sq ft	Parking Spaces	EPC
Ground Floor - Unit 1	769	3	C(61)
First Floor - Unit 4	817	3	C(61)



**alder king**  
PROPERTY CONSULTANTS  
0117 317 1000  
www.alderking.com

**Hartnell TaylorCook**  
0117 923 9234  
htc.uk.com

Tom Dugay  
tdugay@alderking.com

Freddie Myatt  
freddie.myatt@htc.uk.com

Natalie Bennett  
natalie.bennett@htc.uk.com

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. HD2479/AK/HTC/Hollister 07/25.