



## Beaufort Court

Beaufort Office Park, Bristol, BS32 4ND

**Open plan office  
accommodation on popular  
North Bristol Business Park  
location**

**4,256 sq ft**  
(395.40 sq m)

- To be refurbished
- 18 demised car parking spaces
- Good quality open plan office accommodation
- Suspended ceilings with LED lighting
- Raised access flooring
- Popular business park location

# Beaufort Court, Beaufort Office Park, Bristol, BS32 4ND

## Summary

Available Size	4,256 sq ft
Rent	£18.50 per sq ft
Rates Payable	£6.43 per sq ft
Service Charge	Building S/C TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.99 per sq ft
EPC Rating	C (63)

## Description

Beaufort Court sits in a prime position at the front of the business park. It benefits from a generous car parking allowance of 18 spaces.

The space is due to be refurbished to provide high quality office accommodation, returning the space to open plan Cat A with new services installed, including electric VRF air conditioning, LED lighting, upgraded fire detection with decoration throughout.

## Location

Beaufort Office Park is located immediately adjacent to the M4/M5 interchange in the Almondsbury area of North Bristol. Direct access to the motorway network is provided from junction 16 of the M5 and the main Aztec West roundabout and via the A38 leading to Bristol City Centre. It is also a short drive from Bristol Parkway Railway Station, which provides direct services to London Paddington.

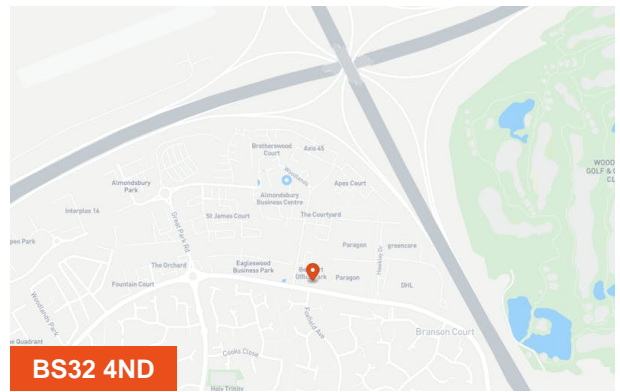
Being located in the heart of the North Bristol office area, the location provides excellent transport links together with good amenities for staff including the adjacent Hilton Hotel, Willowbrook District Shopping Centre and nearby Cribbs Causeway Regional Shopping Centre accessible by car in less than 20 minutes.

The scheme itself is located just off Woodlands Lane which benefits from good bus connections at its junction with Bradley Stoke Way and also from the main A38 Gloucester Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	4,256	395.40	Available
<b>Total</b>	<b>4,256</b>	<b>395.40</b>	



## Viewing & Further Information

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