

## OFFICES



# TO LET

**510 BRISTOL BUSINESS PARK, BRISTOL, BS16 1EJ**

**APPROXIMATELY 1,128 SQ M, 12,151 SQ FT**

**CONFIDENTIALLY AVAILABLE — STAFF UNAWARE**

### LOCATION

Building 510 Bristol Business Park is located in the heart of Bristol Business Park just off Junction 1 of the M32 motorway. The park is well located adjacent to the University of the West of England and close to the retail amenities at Abbey Wood.

### DESCRIPTION

510 Bristol Business Park is a high quality modern two storey office building of brick construction under a pitched, tiled roof.

The office accommodation is accessed via an impressive double height reception area with both lift and stair access to the first floor.

The building currently provides a number of individual offices at ground and first floor level but could be fully refurbished to an open plan configuration.

The premises currently benefit from air conditioning, raised floors, Category 2 lighting and central heating.

## CONTACT

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### IMPORTANT INFORMATION

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# HIGH QUALITY BUSINESS PARK OFFICES

**Carter  
Jonas**

### ACCOMMODATION

Ground Floor:	6,087 sq ft	565.50 sq m
First Floor:	6,064 sq ft	563.36 sq m
Total:	12,151 sq ft	1,128.86 sq m

### CAR PARKING

Externally there are 65 car spaces providing an excellent ratio of 1:187 sq ft.

### TENURE

The building is available by way of a new lease.

### RENT

£19.50 per sq ft exclusive.

### RATES

The accommodation is currently subject to a multiple assessment for rates and the prospective occupier is advised to contact South Gloucestershire District Council to establish the level of rates payable for the building under a single assessment.

### VAT

All terms quoted are exclusive of VAT where applicable.

### LEGAL COSTS

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

### VIEWINGS

Strictly via joint agents:

Andrew Hardwick:

[andrew.hardwick@carterjonas.co.uk](mailto:andrew.hardwick@carterjonas.co.uk)

at this office Tel: 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

or Chris Grazier / Natalie Bennett

at Hartnell Taylor Cook Tel: 0117 923 9234



510 BRISTOL BUSINESS PARK

**SUBJECT TO CONTRACT NOVEMBER 2013**  
**(UPDATED JUNE 2019)**

### IMPORTANT INFORMATION

This property and the information contained herein are for information only and do not constitute an offer of any financial product. The information is provided for your information only and is not intended to be used as a basis for any investment decision. The information is provided for your information only and is not intended to be used as a basis for any investment decision. The information is provided for your information only and is not intended to be used as a basis for any investment decision.

**Carter  
Jonas**