

corum TWO



to let

Ground floor suites available, 976 – 2,079 sq ft

High specification office located close to A4174 Avon Ring Road and Bristol to Bath cycle track.
Fully DDA Compliant with parking.

Excellent facilities including secure cycle parking and showers

CORUM 2, CORUM OFFICE PARK, WARMLEY, BRISTOL BS30 8FJ



space to breathe...

location

Corum Office Park is situated off the A4174 Avon Ring Road, and conveniently located mid-way between Bristol and Bath. The A420 is just 400 yards to the north and the A4 is approximately 1.5 miles to the south. The Bristol/Bath Cycleway runs directly past Corum Office Park.

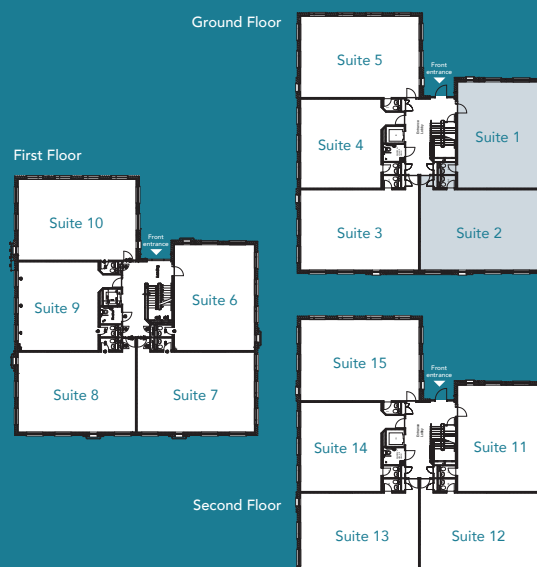
accommodation

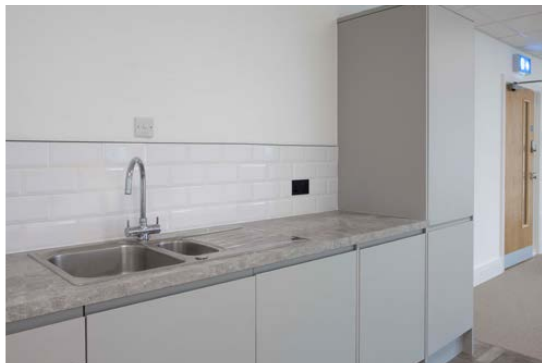
Corum 2 is a three storey building set in a mature attractive landscaped environment. The suites benefit from the following:

- Comfort cooling/heating
- LED lighting
- Raised access floors
- Lift in central core
- Double glazed opening windows
- Fitted kitchenette
- Shower facilities
- Fully DDA compliant
- BREEAM 'Very Good' rating
- Secure cycle parking area
- Excellent parking ratio of 1:370
- EPC rating of B

The property provides the following approximate net internal area (measured in accordance with the RICS Code of Measuring Practice).

Floor Area	Sq ft	Sq m
Ground Floor - Suite 1	976	91
Ground Floor - Suite 2	1,103	102





local amenities

Corum Office Park is well situated to be accessible to a number of local amenities, including the following:

- Longwell Green Retail Park
- Emersons Green Village
- Leapfrog Day Nursery
- Short Walk to Warmley High Street and Tesco
- Aspects Leisure Park, including Bowlplex, Vue Cinema and Fitness First
- Warmley Golf Club and Tracy Park Golf & Country Hotel
- Cycle track and popular café within a 2 minute walk

vat

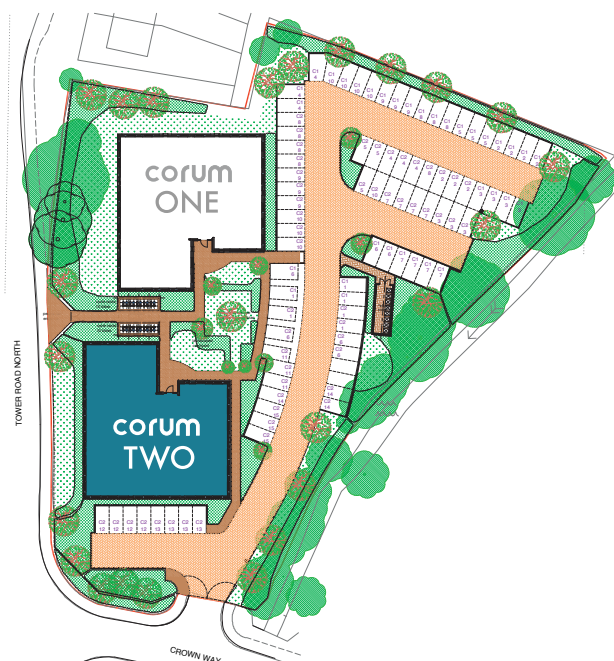
All prices are quoted exclusive of VAT at the prevailing rate.

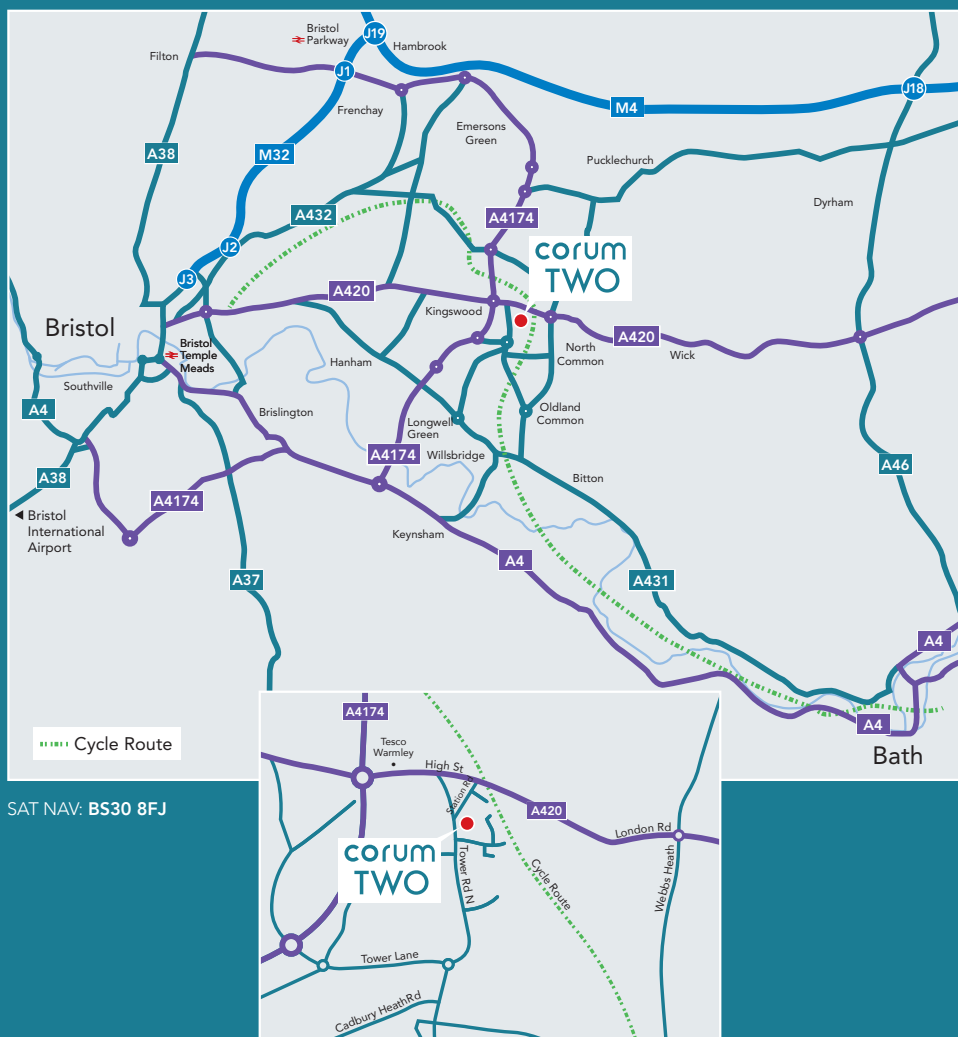
legal costs

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

tenure

The office is available by way of a new lease for a term of years to be agreed. Further terms available on application to the agents.





viewing

Viewing and further information is strictly by prior appointment with the joint agents.

Carter Jonas

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