

# 2 Apex Court, Woodlands, Bradley Stoke, Bristol, BS32 4JT

SELF CONTAINED OFFICES - TO LET (MAY SELL)

813 - 2,563 sq ft (76 - 239 sq m) with up to 8 parking spaces



## 2 Apex Court, Woodlands, Bradley Stoke, Bristol, BS32 4JT

### LOCATION - BS8 1PB

2 Apex Court is located on Almondsbury Business Park located 8 miles north of Bristol city centre on Junction 16 of the M5, approximately 1 mile from the M4/M5 interchange.

The building benefits from excellent public transport links with Bristol Parkway train station 2 miles providing regular services to London Paddington. Almondsbury Business Park is a well-established office location adjacent to Aztec West and is home to major employers including Orange, RAC and NHS Direct.

### Description

2 Apex Court has been refurbished to provide open plan offices with new carpet, redecoration, kitchens on each floor and meeting rooms in situ.

The offices are available immediately on either a floor by floor basis or as a whole:

- Available to let on a floor by floor basis from 813 sq ft.
- Two kitchens fitted on each floor.
- self contained building offering tenants with whole occupation.
- Video access intercom system.
- 8 demised car parking spaces.

### Office Floor Area (NIA)

| Floor        | Area (Sq ft)       | Area (Sq M)     |
|--------------|--------------------|-----------------|
| 2nd Floor    | 937 sq ft          | 87 sq m         |
| 1st Floor    | 813 sq ft          | 76 sq m         |
| Ground       | 813 sq ft          | 76 sq m         |
| <b>Total</b> | <b>2,563 sq ft</b> | <b>239 sq m</b> |

### Tenure

Available via new lease directly from the landlord for a term of years to be agreed. Flexible terms available.

Consideration, may be given to a sale of the freehold interest with vacant possession.

### Quoting Rent & Service Charge

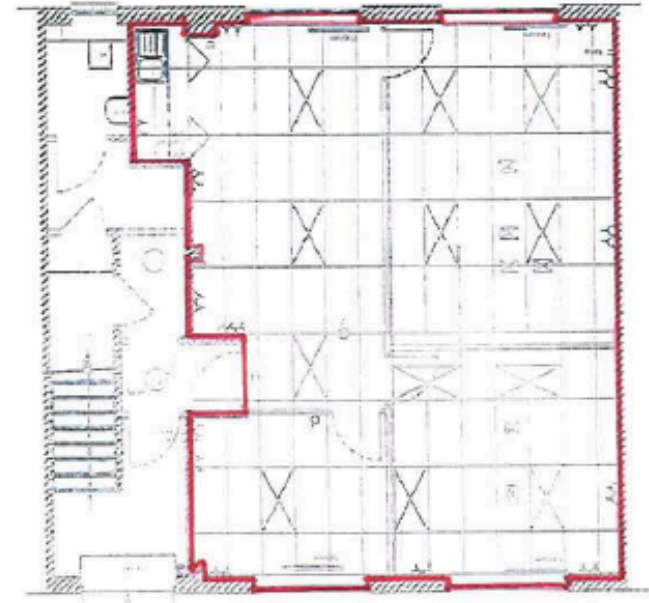
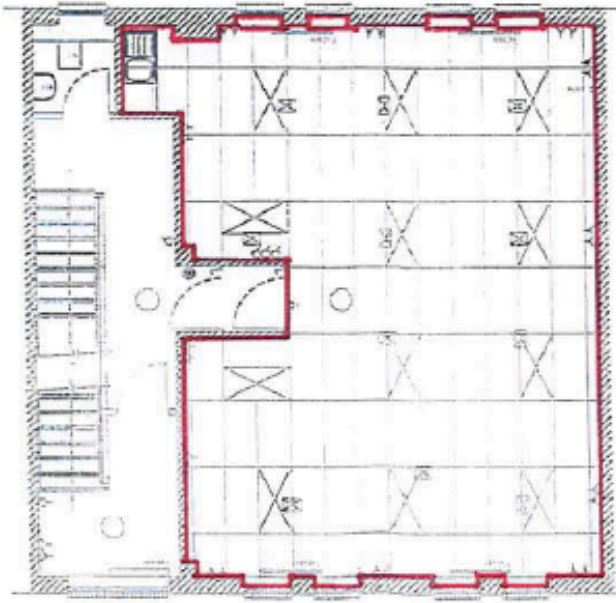
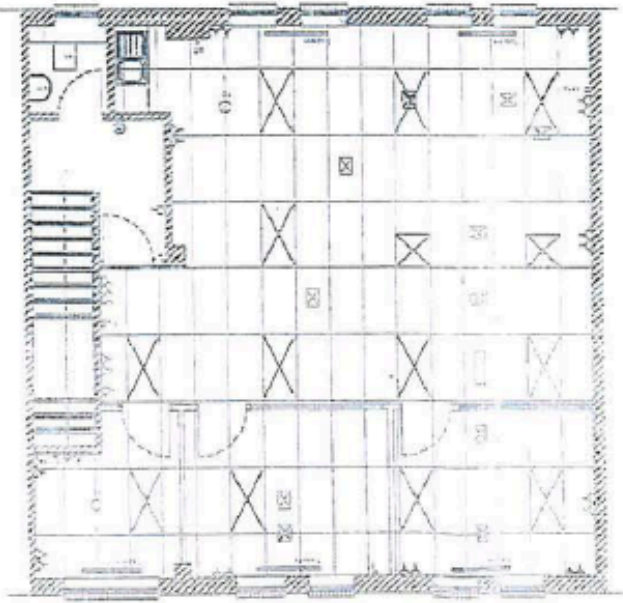
Upon Application to the joint sole agents,



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### Business Rates

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

### Use

Use Class E commercial (formerly B1 Offices).

### EPC

D87

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party to bear their own legal costs.

## CONTACT

For further information please contact:

Sam Williams

sam.j.williams@savills.com

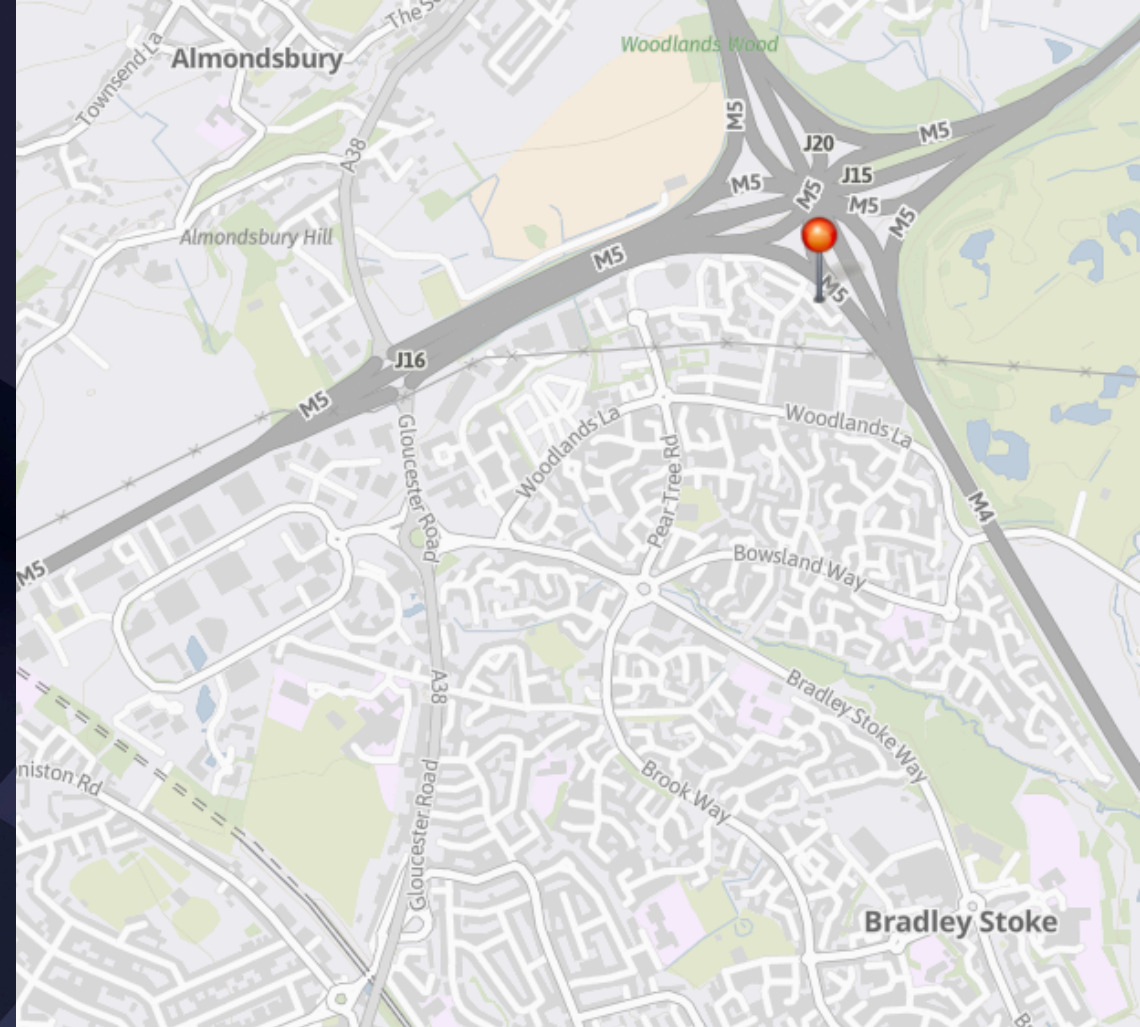
0117 910 0310 / 07811 762 491

Harry Allen

hrallen@savills.com

0117 910 2356 /

savills



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