



WCR
SPACE



BRAEBOURNE HOUSE

**TO LET
NEWLY
REFURBISHED
OFFICE SUITE**

Newly refurbished offices to let
Axis 4/5 Woodlands, Almondsbury, Bristol, BS32 4JT

Separate suites of 2,560 sq.ft.
or in total 5,120 sq.ft. available

Newly refurbished high quality offices, overlooking the M4/M5 interchange.

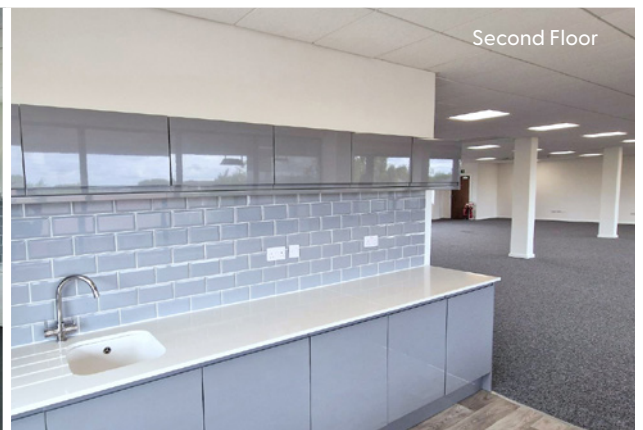
- Open plan floor plates
- New carpet tiles
- All office suites have air conditioning
- Low glare LED lighting
- Double glazing
- Raised floors with floor boxes
- New kitchen facilities on each floor
- Contemporary WCs and Shower facilities
- Covered Bike Rack
- 20 car spaces, 10 per floor
- 2x EV Charging points
- Braebourne House will assist businesses with their ESG strategy

**OVERLOOKING
M4/M5**



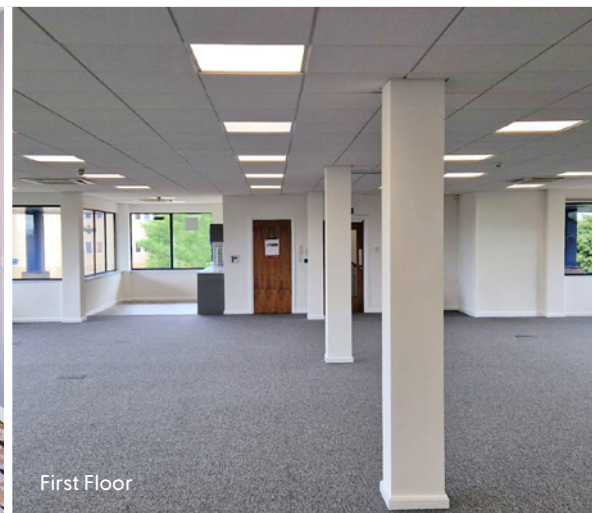
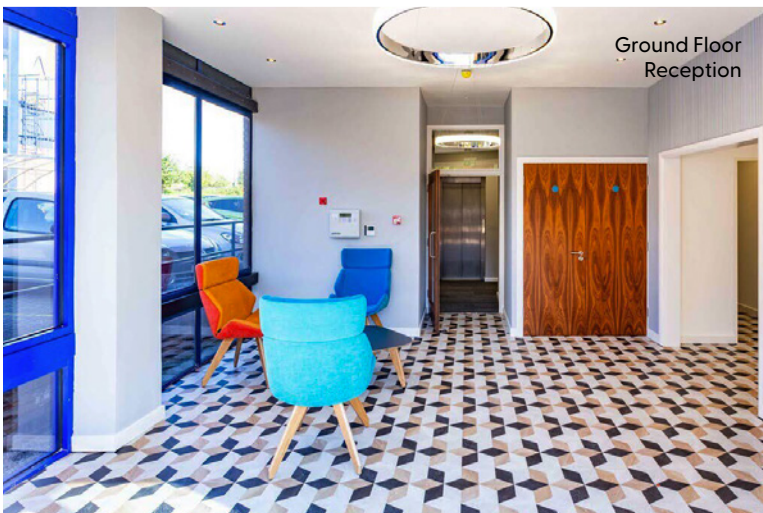
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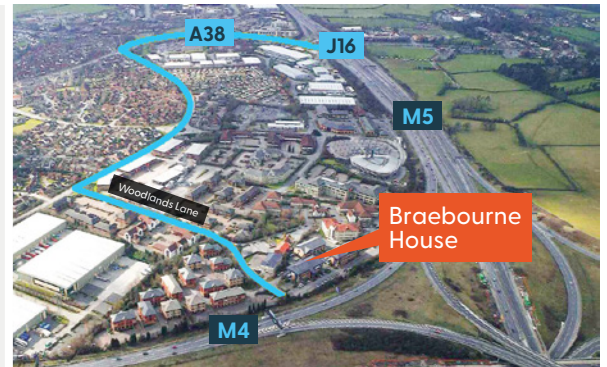
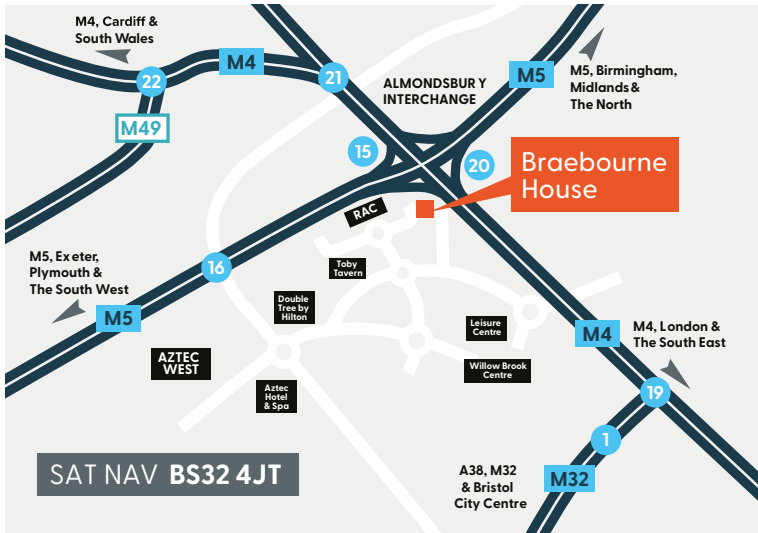
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Location

- Prominent location overlooking M4
- Close to iconic RAC building, so easy to find
- Located on Almondsbury Business Park, an established North Bristol business park overlooking the intersection of the M4 / M5 motorways
- Accessed via Junction 16 of the M5
- Approximately 7 miles north of Bristol city centre
- ½ mile to the east of Aztec West Business Park
- Bristol Parkway Railway Station is 2 miles to the south, with services to London Paddington (fastest journey time 1 hour 23 minutes)



Other Occupiers / Nearby Facilities

- RAC
- Double Tree by Hilton
- The Aztec Centre
- The Aztec Hotel & Spa
- Tesco Extra
- Happy Days Nursery
- Cribbs Causeway is less than a 10 minute drive away with occupiers such as Marks and Spencer and John Lewis
- New local coffee shop (Coffee#1) 1 minute walk away

Broadband

Fibre leased line already installed and live providing an exceptional bandwidth.

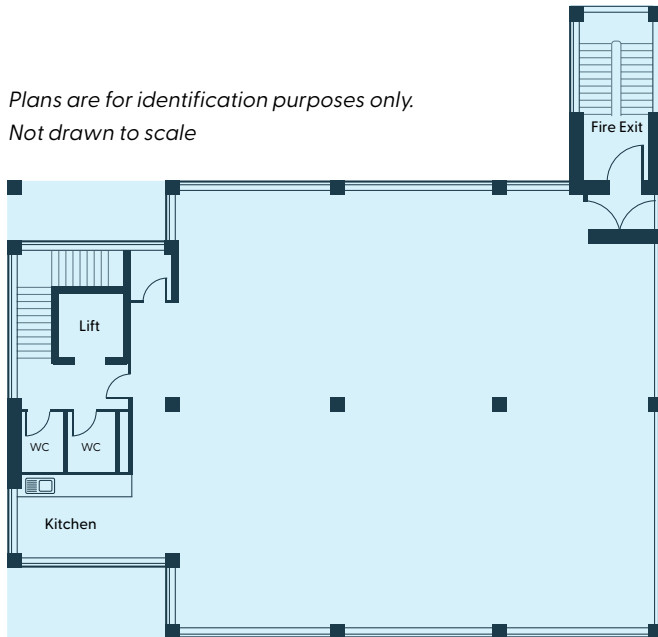
The broadband is both fast and secure, plus it is provided with a managed service, to ensure reliability - further details on request.

- Specs Min: 1Mbps Max: 10Gbps
- Infrastructure - VOIP Unlimited provide Cisco managed hardware
- Market position - Tier 1 with all providers
- Managed – the building's Ethernet circuits are fully managed and monitored to provide an optimum service

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Plans are for identification purposes only.
Not drawn to scale



Floor areas / Availability		
2nd Floor	2,560 sq ft / 239 sq m	AVAILABLE
1st Floor	2,460 sq ft / 229 sq m	AVAILABLE
TOTAL	5,020 sq ft / 468 sq m	

Tenure

Flexible leases available, subject to negotiation.

Business Rates

The extent of the refurbishment undertaken resulted in the building needing a new Rating assessment. New rateable values have yet to be confirmed.

Further information available on request although interested parties can make their own enquiries direct with the Valuation Office Agency (www.voa.gov.uk).

Service Charge

The refurbishment has been designed to minimise the buildings communal running costs.

Environmental, Social, and Governance (ESG)

ESG scores are an increasingly important benchmark to help businesses assess their ethical/sustainable performance. Braebourne House will assist businesses with their ESG strategy, by helping improve environmental, social, and governance factors. Further details on request.

EPC

The EPC gives Braebourne House a score of B (46)

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 46 This is how energy efficient the building is.

Benchmarks

Buildings similar to this one could have ratings as follows:

29 if newly built

84 if typical of the existing stock

Legal Costs

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

Viewing

Viewing strictly by appointment through the joint agents.



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