



TO LET – 10 Brabazon Office Park, Filton, Bristol, BS34 7PZ

2,639 sq ft (245.2 sq m) with 9 car spaces

Paul Williams

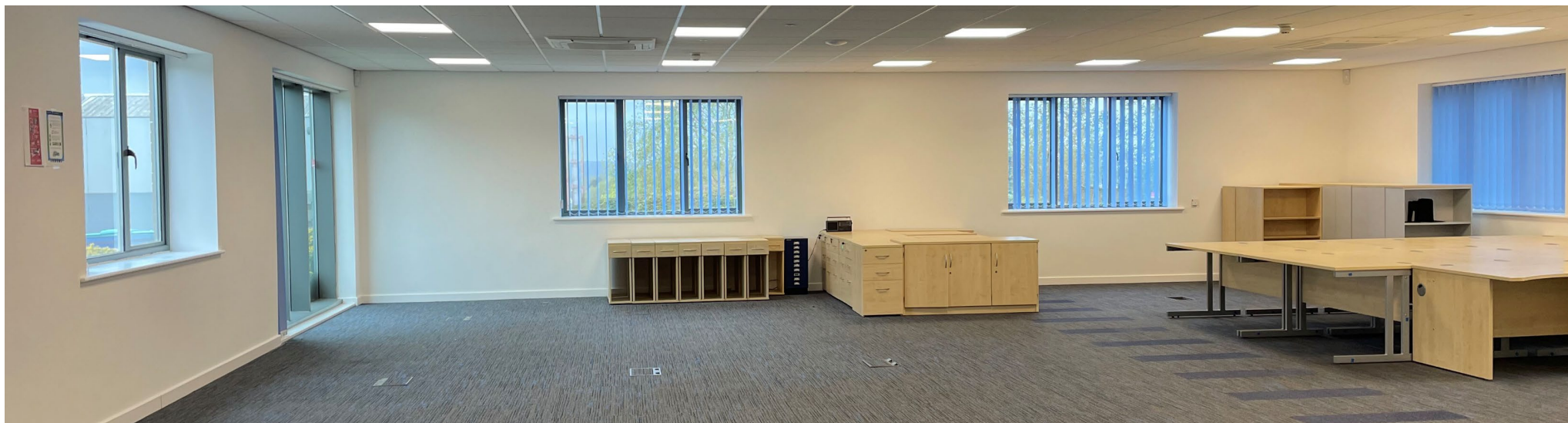
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**AVISON
YOUNG**

High Quality Modern Office Suite with 9 Car Spaces



Location

Brabazon Office Park is strategically situated off Golf Course Lane, Filton close to Airbus, within easy reach of the M5 at J.16, providing easy access to the property from the motorway network. With its close proximity to the A38 Junction and the A4174 Ring Road, the property also enjoys good access to the M4 and M32 motorways, as well as to Bristol city centre. The property is within easy driving distance of Bristol Parkway Station, the University of the West of England, and the Ministry of Defence in Abbey Wood. It is within walking distance of a range of neighbourhood retail amenities.

Description

10 Brabazon Park is a high quality self-contained office building, with accommodation over two floors. The ground floor which is available to let comprises an open plan office with two glazed meeting rooms/private offices. The suite benefits amenities including full access raised floor, comfort cooling, suspended ceiling with inset LED lighting, floorboxes, window blinds, fitted kitchen breakout area, and a storage/server room.

Accommodation

| Floor | Description | Sq M | Sq Ft |
|--------------------|-------------|--------------|--------------|
| Ground | Offices | 245.2 | 2,639 |
| Total (NIA) | | 245.2 | 2,639 |

Externally the building benefits from 9 designated car spaces, plus covered cycle storage.

Tenure

The property is available by way of lease assignment or sub-letting for a period to 31st January 2028 or shorter by agreement. A new lease may be available by negotiation with the landlord.



10 Brabazon Office Park - To Let

To find out more, scan the QR code



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