



# CONCORDE HOUSE



Shared Reception



Ground floor suite

Indicative photography



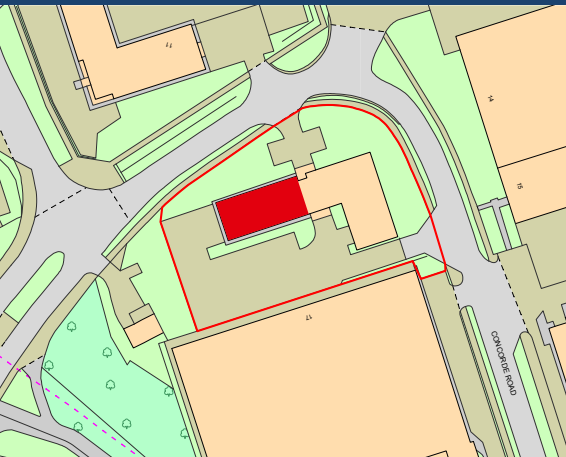
The Mall

18 CONCORDE ROAD  
CRIBBS CAUSEWAY  
BRISTOL BS34 5TB

## TO LET

Ground floor office suite

3,140 sq ft (291.7 sq m)  
with 11 car spaces



## DESCRIPTION

Concorde House provides high quality open plan office accommodation. The available suite is situated on the ground floor.

The office amenities include:

- Suspended ceilings with inset Category II Lighting
- Perimeter computer trunking and cabling
- Double glazed windows
- Central heating
- Comfort cooling
- Spacious shared reception area
- Male and female WC facilities
- Disabled WC and shower
- Fitted kitchen
- 11 car parking spaces

## LOCATION

Concorde House is strategically located less than ½ a mile from J17 of the M5, offering immediate access to the M4/M5 interchange and national motorway network. It has an unrivalled range of local amenities with shops and restaurants found in The Mall Cribbs Causeway, which is on the doorstep. Whilst Bristol Parkway station is less than 4 miles distant, offering a fastest journey time of 68 minutes to London Paddington.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AY. Design & produced by hollister 2384 04/2020

## ACCOMMODATION

The property provides the following approximate net internal floor areas:

	SQ FT	SQ M
Ground Floor Offices	3,140	291.7

## RENT

Details on application.

## EPC

Rated D (97).

## BUSINESS RATES

To be assessed.

## TERMS

Concorde House is available by way of a new Full Repairing and Insuring lease for a period to be agreed.

## VIEWING

For further information please contact the sole agents.



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