



To Let

**350 Bristol Business Park, The Crescent,
BS16 1EJ**

2,145 sq ft Office Space With 10 Car Spaces

**AVISON
YOUNG**

Location

350 Bristol Business Park is located in the heart of Bristol's most prominent business community, 5 miles North East of the city centre.

The park itself has excellent transport links, with access to Junction 1 of the M32 and connections to the M4 motorway. Bristol parkway station is located 1.5 miles from the business park with regular services via the national and mainline rail networks.

Description

The available suite is situated on the First Floor of 350 Bristol Business Park and comprises a high quality self-contained office suite benefiting from the following amenities: -

- 10 on-site car parking spaces
- Kitchenette and breakout area
- Comfort cooling
- 2 Partitioned meeting rooms / offices
- Double glazed windows
- Suspended ceiling with inset LED lighting
- Full access raised floor
- Shower

Accommodation

The suite provides the following approximate net internal floor area:

Floor	Sq ft	Sq m
First Floor	2,145	199.27

Terms

The suite is held by way of an existing lease expiring on 17th December 2025, at a rent of £18.50 per sq ft. The suite is available by way of assignment, or a new longer term lease direct from the landlord on terms to be agreed.

Business Rates

Floor	Rateable Value	Rates Payable (2024/25)
First Floor	£38,250	£19,086.75 pa

EPC

The Energy Performance Asset Rating is C(58). A certificate can be made available on request.

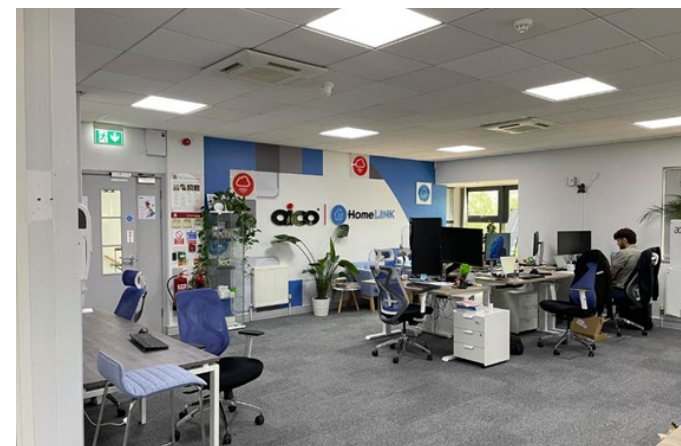
VAT

VAT is payable on the rent and service charge.

Legal costs

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

Subject to Contract
November 2024



**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

1st November 2024

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