

To Let

Part 1st Floor, Clue House
Petherton Road
Bristol
BS14 9BZ

1,478 sq ft (137.3 sq m)
Ample on site parking



Location

Clue House is situated at the entrance to Central Park, a popular and well-established business park located approximately 2 miles to the south of Bristol city centre, just off the A37 Wells Road, and close to the A4174 Bristol ring road. Temple Meads station is within easy driving distance, and there are neighbourhood shopping facilities available close by. Imperial Retail Park is approximately 5 minutes drive.

Clue House is easily accessible from Filwood Green Business Park, Bottle Yard Studios, Paintworks, Bath Road Studios and Temple Studios, and is close to the South Bristol Link Road and M1 Metrobus route from Hengrove Park to Cribbs Causeway via the city centre. Bristol airport is approximately 8 miles distant.

Description

Comprising a 2 storey office building the available accommodation is located at first floor level accessed via a shared entrance hall and staircase. At present the space benefits from the previous occupiers fit out including meeting rooms and private offices which can be left in situ if this suited an incoming occupier.

Amenities include suspended ceilings with inset Category 2 lighting, perimeter trunking, double glazed windows, and Male and female WCs.

The suite has the benefit of ample on-site car parking spaces.

Accommodation

The property has the following approximate net internal floor areas:

First Floor	Sq ft	Sq m
Suite A	1,478	137.3

NB. The entire floor of up to 5,100 sq ft can potentially be made available by agreement, and consideration will also be given to splitting the suite to suit smaller requirements.

Additional Features

Access to a 48 hour back-up generator and a 100Mb leaseline, IP based phone system are available by separate negotiation.

Rental

Commencing rental £12.50 per sq ft.

Tenure

The accommodation is available by way of a new lease for a period to be agreed.

Service Charge

A service charge will be payable, details available on request.

Business Rates

Details available on request.

VAT

All figures quoted are exclusive of VAT, if chargeable.

EPC

The building has a rating of D-88.

Legal Costs

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



For further information or an appointment please contact:

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