



## Unit 4 Buckingham Court

Unit 4, Buckingham Court, Bristol, BS32 4NE

**Self-contained office building providing predominantly open plan accommodation over ground and first floors.**

**3,117 sq ft**  
(289.58 sq m)

- 12 car parking spaces
- Low glare lighting
- WC on each floor
- EPC Rating C

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,117 sq ft                        |
| Rent           | £16.50 per sq ft                   |
| Rates Payable  | £6.32 per sq ft                    |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| Estate Charge  | £0.99 per sq ft                    |
| EPC Rating     | C                                  |

Description

Buckingham Court is located within Beaufort Office Park and comprises a terrace of two-storey purpose built self-contained office buildings. Unit 4 provides predominantly open plan office accommodation over ground and first floor accessed from a ground floor entrance lobby with a WC located on each floor and a small kitchenette on the first floor.

The offices are carpeted with suspended ceilings incorporating LG7 lighting, perimeter trunking, gas fired central heating distributed via perimeter wall mounted radiators, double glazed windows and air conditioning to the first floor only. The building benefits from 12 allocated car parking spaces.

The accommodation is to be sold in its existing condition.

Location

Buckingham Court is located on Beaufort Office Park immediately adjacent to the M4/M5 interchange in the Almondsbury area of North Bristol. Direct access to the motorway network is provided from junction 16 of the M5 and the main Aztec West roundabout and via the A38 leading to Bristol City Centre. It is also a short drive from Bristol Parkway Railway Station, which provides direct services to London Paddington.

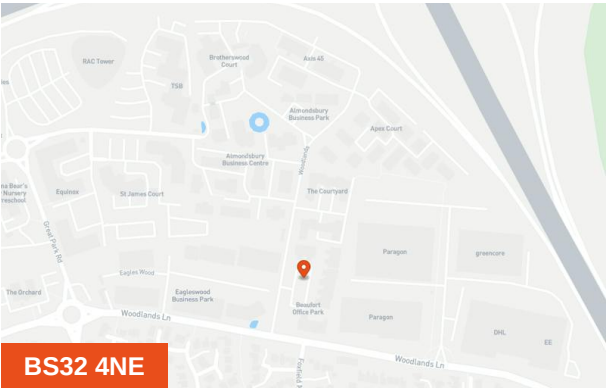
Being located in the heart of the North Bristol office area, the location provides excellent transport links together with good amenities for staff including the adjacent Hilton Hotel, Willowbrook District Shopping Centre and nearby Cribbs Causeway Regional Shopping Centre accessible by car in less than 20 minutes.

The scheme itself is located just off Woodlands Lane which benefits from good bus connections at its junction with Bradley Stoke Way and also from the main A38 Gloucester Road. The metro bus link stops along Bradley Stoke Way close by within a 10-minute walk.

Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 1,564 | 145.30 | Available    |
| 1st    | 1,553 | 144.28 | Available    |
| Total  | 3,117 | 289.58 |              |



Viewing & Further Information

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