



## Block A

St. Brendans Court, Island Trade Park, Bristol, BS11 9FB

**Purpose built office accommodation in prime strategic location in Avonmouth.**

**4,766 to 10,622 sq ft**  
(442.78 to 986.82 sq m)

- Extensive on-site car parking
- Raised access floors
- New VRF air conditioning
- Double glazing
- Shower facilities
- Passenger lift

## Summary

<b>Available Size</b>	4,766 to 10,622 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (78)

## Description

Block A, St Brendan's Court is a self contained office building in Avonmouth. The accommodation benefits from full access raised floors. There is a new suspended ceiling throughout with LED lighting and new VRF air conditioning.

The accommodation is arranged across two floors and has been comprehensively refurbished throughout to provide open plan office space. There is the opportunity to take space from c. 1,500 sq ft upwards.

## Location

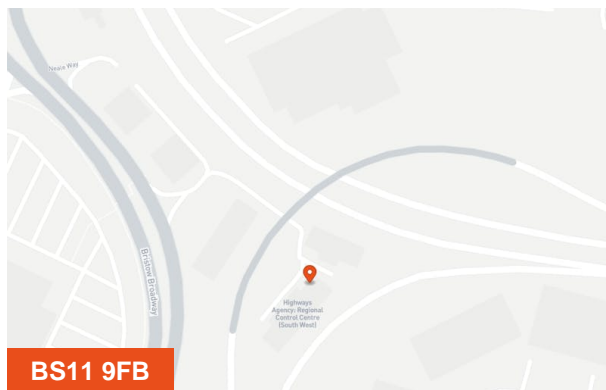
Avonmouth is located about 9 miles from Bristol which is accessible via the A40 Portway. Block A, St Brendans Court is positioned just off the A4 Bristol Broadway and a short distance from Junction 18 of the M5 Motorway.

Avonmouth provides a strong strategic location for occupiers, with a close proximity to the port and major road networks. It is benefitting from ongoing development plans which include infrastructure upgrades and expanded commercial space.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,766	442.78	Available
1st	5,856	544.04	Available
<b>Total</b>	<b>10,622</b>	<b>986.82</b>	



## Viewing & Further Information

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