



## Old Brewery Business Park

Lodway, Bristol, BS20 0DH

**Refurbished, self contained  
office accommodation  
within the sought after Ham  
Green location**

**250 to 710 sq ft**  
(23.23 to 65.96 sq m)

- Refurbished to a high standard
- Dedicated on site car parking for tenants and visitors
- New fully fitted gym exclusive to tenants
- Self-contained office accommodation
- Air conditioning

# Old Brewery Business Park, Lodway, Bristol, BS20 0DH

## Summary

Available Size	250 to 710 sq ft
Rent	Rent on application
Rates Payable	£6.42 per sq ft
Service Charge	£7.45 per sq ft Utilities included
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Old Brewery Business Park offers high quality office accommodation in a scheme which benefits from a multitude of original features alongside the more recently refurbished spaces. The Malt House is an open plan office suite with a meeting room and kitchen already installed and is available immediately. Suite B5 is also refurbished and contains a tea point, and is available immediately.

The site benefits from a new, fully fitted gym and showers available solely for tenants of the building. There is dedicated parking for tenants and visitor parking on site. There is the opportunity to install EV charging points outside the building.

## Location

Old Brewery Business Park is in a desirable and highly accessible location within Pill. The city of Bristol is only 5 miles away and provides great connectivity options to Portishead, Avonmouth and the M5 motorway network. The highly sought after area of Clifton is a short drive away and will appeal to businesses seeking proximity to the City.

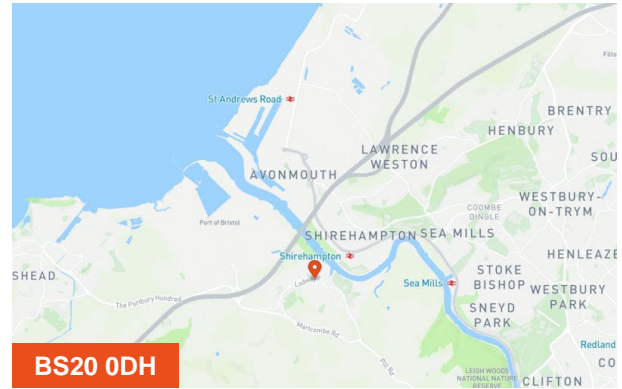
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - The Forge	1,243	115.48	Let
Suite - Top Floor, The Malt House	710	65.96	Available
2nd - Suite - B5	250	23.23	Available
<b>Total</b>	<b>2,203</b>	<b>204.67</b>	

## Viewings

Viewings are to be arranged via Hartnell Taylor Cook, or our joint agents, Burston Cook.



## Viewing & Further Information

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