Hartnell Taylor Cook

TO LET

Bredon House

Great Park Road, Almondsbury, Bristol, BS32 4QH

Ground floor office comprising of 769 sq ft available in July 2025.

769 to 817 sq ft

(71.44 to 75.90 sq m)

- Suspended ceilings with LED lighting
- Carpeted with contemporary finishes
- Gas fired central heating
- Refurbished WCs
- Cityfibre available on the park
- On site parking available

Bredon House, Great Park Road, Almondsbury, Bristol, BS32 4QH

Summary

Available Size	769 to 817 sq ft
Rent	Rent on application
Business Rates	Between £5.66 - £6.05 psf
Service Charge	Between £4.25 - £6 psf including £1.17psf Estate charge.
Car Parking	Ground Floor Unit 1 (Left) – 3 parking spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (61)

Description

ABC comprises 9 modern office buildings in a mature landscaped environment. Bredon House is a mid-terraced building, prominently positioned on the south side of the park.

There are two available suites within Bredon House. The ground floor of the left hand side block is available now whilst the first floor suite on the right hand side is coming available in November '25.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Unit 1	769	71.44	Available
1st - Unit 4	817	75.90	Available
Total	**1,586**	**147.34**	

Viewing & Further Information

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almondsbury**businesscentre**

TO LET

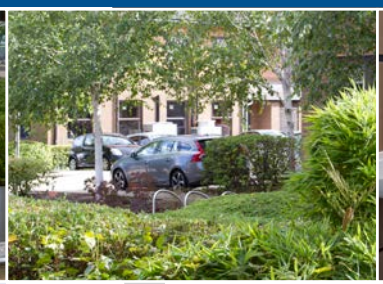
Self Contained Office

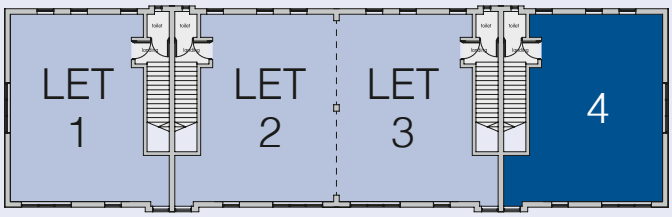
769 sq ft (71.4 sq m)
817 sq ft (75.9 sq m)

Bredon House

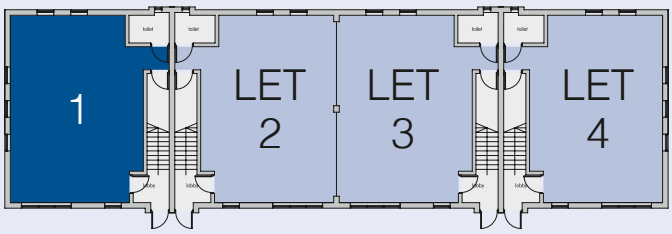
www.almondsburybusinesscentre.co.uk

Bredon House

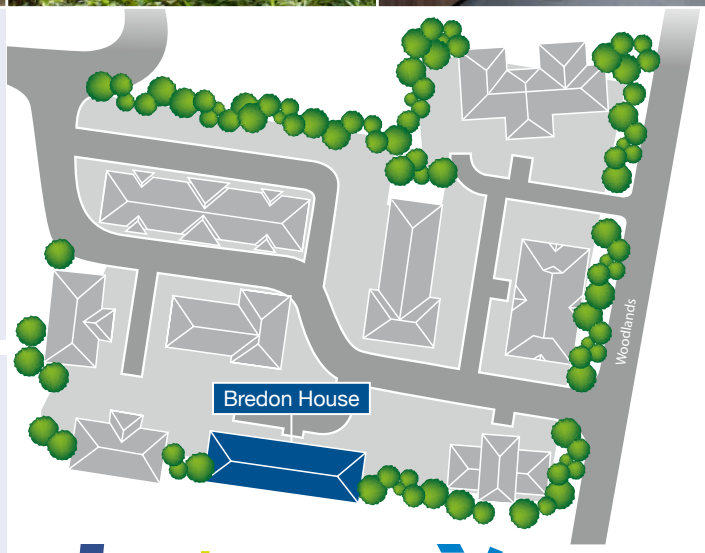




First Floor Office Plan



Ground Floor Office Plan



Specification

The space has been refurbished to a high standard to provide some of the best quality accommodation in the area.

The specification includes:

- Suspended ceilings with modern LED lighting
- Redecorated and re-carpeted with contemporary finishes
- Gas fired central heating
- Refurbished WCs
- Allocated on site parking

Floor & Unit	Sq ft	Parking Spaces	EPC
Ground Floor - Unit 1	769	3	C(61)
First Floor - Unit 4	817	3	C(61)

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