



BNP Paribas Real Estate
Portwall Place
Portwall Lane
Bristol
BS1 6NA

Tel: 0117 984 8400

TO LET

**County Gates, Ashton Road, Bristol
BS3 2JH**

**Modern Offices with Ample Private Parking
1,592 sq ft (147.92 sq m)**



- FINAL SUITE AVAILABLE
- 10 Private Parking Spaces Available
- Excellent Location
- Modern Fit Out
- Comfort Cooling in Part
- Suspended Ceilings



LOCATION

County Gates is located in a prime position opposite Ashton Court. The property benefits from ample transport links to and from the City Centre and surrounding major road networks. County Gates is a high profile office building on a site of approximately 0.8 acres fronting the A370 Long Ashton Bypass at the southern entrance to the City of Bristol. Access to Junction 18 of the M5 motorway is via A4 Portway approximately 10 miles North West and Bristol International Airport is located approximately 5 miles to the South.

DESCRIPTION

LAST REMAINING SPACE OF 1,592 SQ FT
The property comprises a modern purpose built 4 storey office building with clad elevations and a flat roof. Internally the property has been refurbished to a good standard and has a modern ground floor reception, 6 person lift and both male & female WC's.

The office space benefits from the following;

- Perimeter computer trunking in part
- Suspended ceilings with recessed lighting
- Comfort cooling.

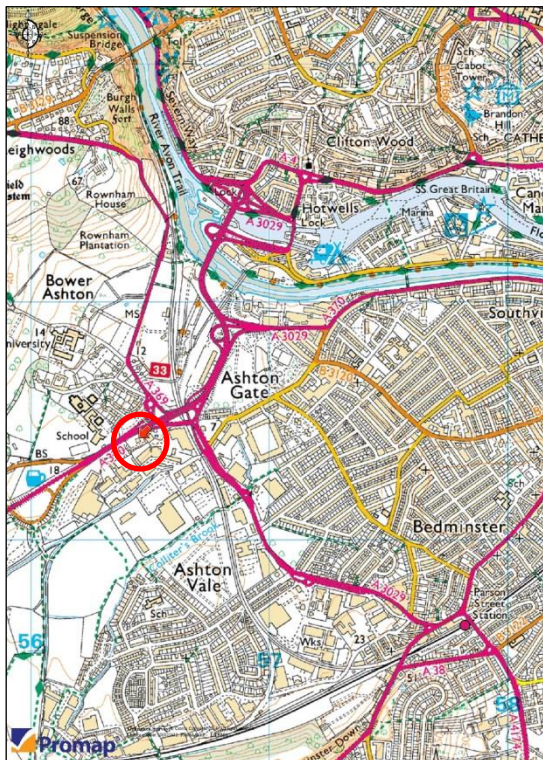
Externally, the property has a private entrance from Ashton Road leading to a large private yard.

CAR PARKING

The property benefits from excellent car parking provisions with 10 spaces available. (1:159 sq ft)

RATEABLE VALUE

Rateable Value is dependent on accommodation taken. Interested parties are advised to make their own enquiries



AVAILABLE ACCOMMODATION

The Net Internal Area is measured as follows:

Part Third Floor	1,592sq ft	147.92sq m
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AVAILABILITY

The remaining part third floor is available on an effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed.

RENT

£19,900 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

ENERGY PERFORMANCE CERTIFICATE

EPC rating is individually assessed on a floor by floor basis. Details available on request.

VIEWING

Strictly via appointment with the sole agent:

Robert Brophy

BNP Paribas Real Estate

Tel: 0117 984 8450

Email: robert.brophy@bnpparibas.com

Particulars Updated August 2015



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