



## OFFICES TO LET

Tel: 0117 984 8400

# Premier House, Duckmoor Road, Bristol, BS3 2BJ

Refurbished Office Accommodation  
1,438 sq ft (133.59 sq m)



- Fully Refurbished Offices
- Flexible Terms Available
- Prominent Location
- First Floor Open Plan Suite Available



**LOCATION**

Located in the busy and cosmopolitan suburb of Bedminster, Premier House is situated less than a mile from Bristol city centre and offers excellent road access to both the M4 & M5 Motorways and rail links from Bristol Temple Meads. Bristol International Airport is approximately 7 miles away. The estate has good road frontage and is adjacent to Greville Smyth Park. It also has the added benefit of close proximity to a number of local amenities.

**DESCRIPTION**

First floor suite remaining.  
The property comprises a refurbished office building of traditional brick construction with a modern clad elevation extension to the second floor. Internally the property has been refurbished to a high standard and has a communal entrance, a 5 person lift and separate male and female WC facilities on each floor.

The office space benefits from the following:

- Suspended ceilings with recessed lighting.
- Radiator central heating to ground floor.
- Wall mounted electric storage heating to upper floors.
- Perimeter trunking.

2 private parking spaces are available to each floor.

**PLANNING / USE**

The property is to be used as office accommodation.

**TENURE**

All floors are available either individually or as a whole on an effectively full repairing and insuring lease/s by way of a service charge for a term of years to be agreed.

**ACCOMMODATION**

Available:

First Floor	1,438	sq ft	133.59	sq m
<b>Total NIA</b>	<b>1,438</b>	<b>sq ft</b>	<b>133.59</b>	<b>sq m</b>

**VAT**

All figures within these terms are exclusive of VAT where applicable.

**PRICE**

POA

**SERVICE CHARGE**

The ingoing tenant will be responsible for the variable estate service charge.

**EPC RATINGS**

First Floor: **B41**  
(Copies of each EPC is available on request)

**LEGAL FEES**

Each party is to be responsible for their own legal costs.

**BUSINESS RATES**

Interested parties are advised to make their own enquiries with the Local Authority to verify the Business Rates.

**VIEWINGS AND FURTHER INFORMATION**

For an appointment to view or for further information please contact the sole agent:

**Robert Brophy** BNP Paribas Real Estate  
Tel: 0117 984 8450  
Mod: 07887 058 702  
Email: robert.brophy@bnpparibas.com

Updated September 2016  
SUBJECT TO CONTRACT

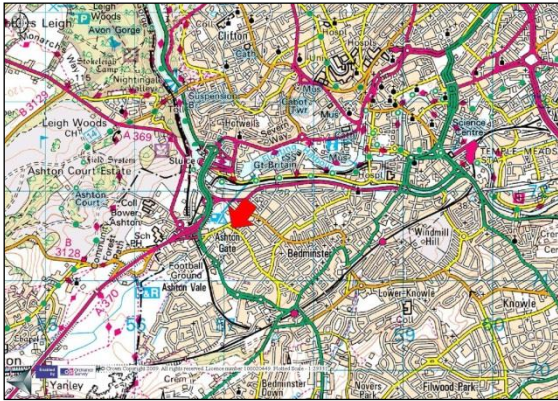


**First Floor Office**

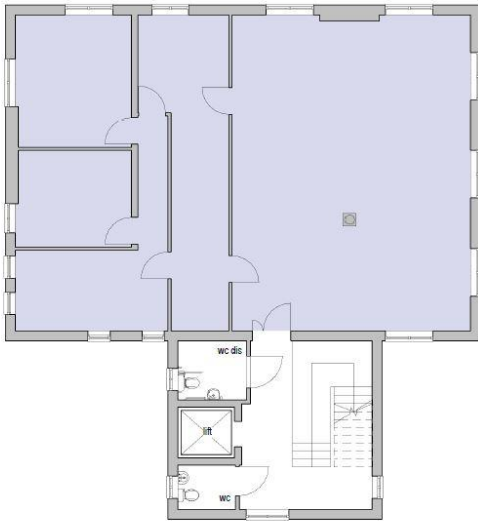


**First Floor Office**

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**Location Plan**



**First Floor Layout**

**Energy Performance Certificate** HM Government  
Non-Domestic Building

FIRST FLOOR  
Unit 10  
Duckmoor Road Industrial Estate  
Duckmoor Road  
BRISTOL  
BS3 2BJ

Certificate Reference Number:  
0612-0730-0409-3397-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**41** This is how energy efficient the building is.

**Technical information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	85
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	48.89

**Benchmarks**

Buildings similar to this one could have ratings as follows:

<b>30</b>	If newly built
<b>60</b>	If typical of the existing stock