



**To Let**

**Tel: 0117 984 8400**

# **Grahams House, 112 Emerson Way, Emersons Green, Bristol, BS16 7AS**

**First Floor Office**

**Approximately 4,248 sq ft (394.65 sq m)**



- Private Access
- Prominent Location
- 18 Secure Parking Spaces
- Good Access to M32, M4 and M5



#### LOCATION

The property is located above a primary retail parade in Emersons Green. Neighbouring occupiers include Costa, Boots, Halifax, Barclays and Sainsbury's are all within easy walking distance.

The property is easily accessed from the A4174 ring road which provides easy access to Junction 1 of the M32 motorway which in turn links to the M4 and M5 motorways.

#### DESCRIPTION

The subject accommodation comprises a single open plan area accessed via an independent core to the rear, with WC facilities and a lift offering a self-contained suite.

The accommodation has been refurbished and has the benefit of suspended ceilings with recessed fluorescent lighting. The accommodation extends to approximately 4,248 sq ft.

#### TENURE

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

#### ACCOMMODATION

The accommodation extends to an Net Internal Area of approximately 4,248 sq ft (394.65 sq m).

#### PARKING

There are 18 car parking spaces allocated to the suite

#### VAT

All figures quoted are exclusive of VAT.

#### PRICE

On application

#### SERVICE CHARGE

A service charge will be payable. Further details are available upon request.

#### LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with the transaction

#### EPC

To be confirmed.

#### VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the joint agents:

**Robert Brophy** BNP Paribas Real Estate

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Or the joint agents: Williams Gunter Hardwick

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**SUBJECT TO CONTRACT**

