



TO LET / FOR SALE

Tel: 0117 984 8400

**Unit B1
Buckingham Court,
Beaufort Office Park,
Woodlands,
Almonsbury,
BS32 4NF**

**Office Building
3,210 sq ft (298.21 sq m)**



Location

Beaufort Court is prominently situated at the front of Beaufort Park, fronting Woodlands Lane, close to the M4/M5 interchange. The Mall Cribbs Causeway is situated within easy reach at J17 of M5. Bristol Parkway Station is approximately ten minutes' drive, with a journey time of one hour fifty minutes to London Paddington. Surrounding office occupiers include OTIS and St. John's Ambulance.

Description

B1 has an internal specification including solid floors, suspended ceilings with recessed LG3 style sensor lighting, central heating and double glazed windows. There is also a number of ceiling mounted comfort cooling units. B1 has the added benefit of a kitchen area. We understand that B1 benefits from 12 on site car parking spaces.

Accommodation

The building benefits from the following specification:

- Double Glazing
- Gas Central Heating
- LG3 Lighting
- 12 on site car parking spaces (a ratio of 1:268 sq. ft. net internal area)

Floor Areas

We understand the accommodation comprises the following floor areas:

	Sq ft	Sq m
Ground	1,620	150.50
First	1,590	147.71
Total	3,210	298.21

Rates

Interested parties are to satisfy themselves as to the rateable value and rates payable. An assessment by the Valuation Office Agency may be needed.

Legal Costs

Each party to be responsible for their own legal costs

Rent

We are quoting a rent of £13.50 per sq ft per annum, exclusive. Alternatively the long leasehold is available at a quoting price of £410,000, exclusive.

Tenure

The building is available either on a new Full and Repairing and Insuring Lease or the Long Leasehold interest is available with vacant possession.

Planning

We understand the building falls within class B1 of the Town and Country Planning (use Classes) order 1987

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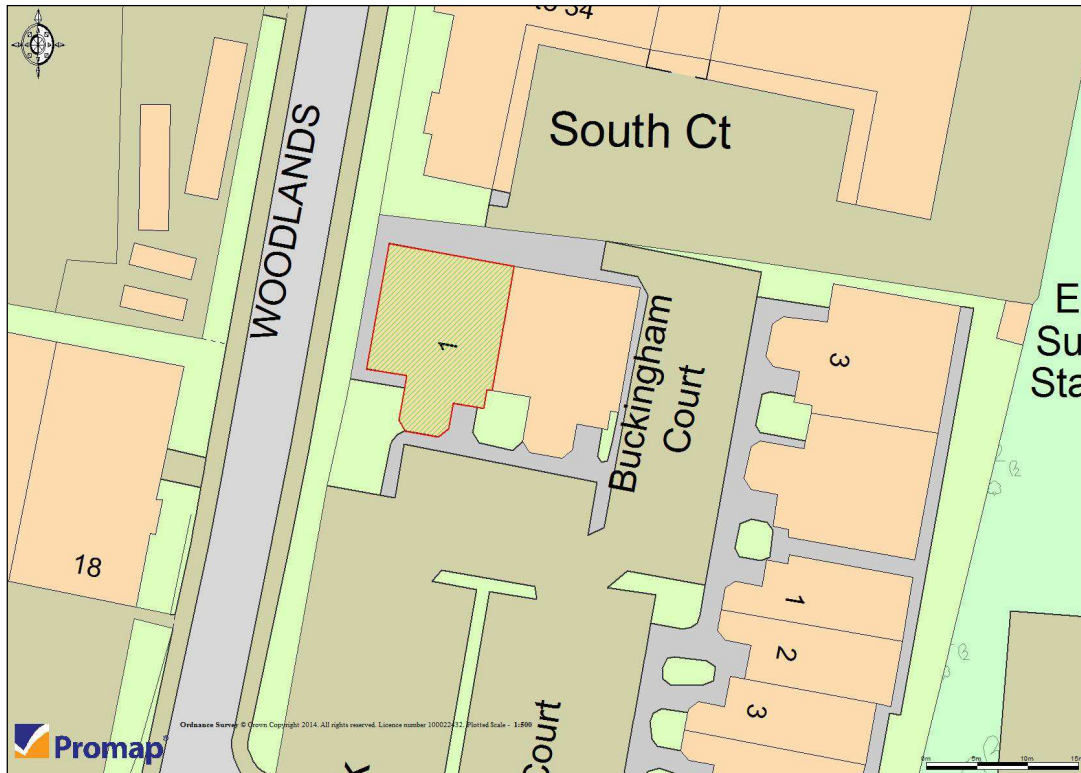
Services

We are led to believe all mains services are connected to the property

VAT

The terms quoted are exclusive of VAT, if applicable.

Location Map



Viewings

Strictly by appointment only:

Jeremy Hughes / Robert Brophy

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