



**PRELIMINARY PARTICULARS
HIGH QUALITY OFFICE SUITE
TO LET
(TO BE REFURBISHED)**

Tel: 0117 984 8400

**THE AVIVA CENTRE, BRIERLY FURLONG, STOKE
GIFFORD, BRISTOL BS34 8SW12000
12,000 sqft (1,115 sqm) NIA APPROX.**



- Prestigious building
- High specification
- 35 car spaces
- Campus environment
- Bristol Parkway station 250 yds
- M32 (J1) - ½ mile



LOCATION

The AVIVA Centre is an impressive campus building located within 250 yards of Bristol Parkway mainline station and ½ mile of J1 of the M32. Bristol city centre is approximately 7 miles to the south (via the A38 or M32).

Bristol Parkway station provides regular services to Bristol, London, Birmingham and Wales.

DESCRIPTION

The suite is currently used as a staff restaurant but will be refurbished to provide a high quality self-contained office suite. The space will be offered open plan but will be capable of division to suite an incoming tenants requirements.

AMENITIES

- Air conditioning
- Raised floor
- On site car parkin
- Self-contained entrance
- Landscaped campus setting
- Accessible location

LEASE DETAILS

The suite is available by way of a sublease for a term to be agreed,

ACCOMMODATION

Part ground floor 12,000 sqft (1,115 sqm)
NIA approx

SERVICE CHARGE

£5.00 per sqft approx..

BUSINESS RATES

The suite will require a separate assessment but we understand business rates on the building equal to £6.50 per sqft approx..

EPC

EPC rating to be confirmed

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact either of the below at the sole agent: BNP Paribas Real Estate

Richard Ford

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August 2017

SUBJECT TO CONTRACT

