

# TO LET

1st Floor, Number One, Middle Bridge Business Park | Bristol | BS20 6PN

## First floor office suite in a modern office building on Portis Fields Business Park, Bristol

**£39,996 p.a.**

**2,960 sq.ft. | 275m<sup>2</sup>**

£13.50/sq.ft | £145.30/m<sup>2</sup>

- 1st floor office suite
- Available for immediate occupation
- Large open plan office area
- Six private offices
- Large board room
- Large break out area
- Air conditioning, suspended ceiling, raised floors
- Up to 15 parking spaces available





## Description

This is an exciting opportunity to take on the 1st floor of a 2 floor luxury office building in Portis Fields Business Park.

Enter via a shared lobby area on the ground floor and head up to a small landing on the 1st floor which is also accessible via an elevator. Two WCs are located off of the landing area, which leads onto the main open plan office space.

Along two sides of the main office there are 6 private offices, a board room, and break room, each with windows looking out to the surrounding area and into the main office; built in blinds can be closed for privacy.

Up to 15 car parking spaces are available to be leased.

High ceilings, air conditioning and views of the countryside make this a pleasant working environment.

- Fully air conditioned
- Suspended ceilings
- Two WCs
- Large break out space
- Lift access
- Shared lobby area
- High ceilings
- Up to 15 parking spaces available
- Furniture available to hire
- EPC rating C





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## Location

Middle Bridge Business Park is located just a one minute drive from junction 19 off the M5, on the outskirts of Portishead.

Known for its modern marina, the town has a rich maritime history. Today, it combines residential areas with a mix of local businesses and services.

Located along the Severn Estuary in North Somerset, Portishead is a coastal town just a short distance from Bristol.

The M5 motorway provides easy transportation links to larger cities, and the town's proximity to Bristol offers a range of commercial opportunities.



## Floor Area

Any potential tenant will have shared access via the communal ground floor entrance and lobby, and sole access of the 1st floor with an approximate area of 275m<sup>2</sup>

## Rent and Term

The property is available to let on a sub-lease basis for an initial term of up to four years, at a quoting rent of:

**£39,966 per annum exclusive**

## Business Rates

Business rates for the property is to be confirmed.

**TBC**

## Service Charge

We understand there is no service charge for the property.

## VAT

VAT applies to rent and other payments due under the lease.

## EPC

The EPC rating for the property is C.

## Further Information

For further information, or to arrange a viewing, please get in touch:

0117 370 3330

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All information provided is given for guidance purposes only.

