



PROPERTY CONSULTANTS

TO LET

GROUND & FIRST FLOOR OFFICE SUITES

159.32 – 357.11 SQ M (1,715 – 3,844 SQ FT)



THE TRAMSHED
25 LOWER PARK ROW
BRISTOL BS1 5BN

0117 973 1474

E T PARKER PROPERTY CONSULTANTS & CHARTERED SURVEYORS
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

Telephone: 0117 973 1474 Fax: 0117 973 3172 Web: www.ETPproperty.co.uk

A list of Partners is available at the above address

LOCATION

- Prominently located on the corner of Lower Park Road and Perry Road.
- Good access to the M32 approximately 1.5 miles and the M5/M4 motorway network.
- Bristol City Centre is within close walking distance as well as a wide range of facilities including Cabot Circus and Broadmead Shopping Centre, the newly refurbished Colston Hall and Clifton which offers various shops, restaurants and bars.
- On-street metered parking directly outside as well as long term parking in close proximity at the NCP Car Park on Trenchard Street.

DESCRIPTION

- Modern two storey building
- Open plan
- Direct pedestrian access to Lower Park Row
- Comfort cooling
- Suspended ceiling
- Category II lighting
- Raised floors
- Metal framed double glazing
- Intruder alarm
- Kitchen
- Door intercom system
- Communal DDA compliant WC facilities
- Passenger lift
- Connected to all mains services

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following approximate areas:-

Description	sq m	sq ft
Ground Floor Office	197.79	2,129
First Floor Office	159.32	1,715
Net Internal Area	357.11	3,844

TENURE

Available by way of a new full repairing and insuring lease on terms to be agreed. The ground and first floor are available separately or as a whole.

RENT & SERVICE CHARGE

Upon application.

BUSINESS RATES

We are advised that the offices are currently assessed as:-

Office & Premises	Ground Floor	First Floor
Rateable Value	£36,500	£23,500

Interested parties are advised to make their own enquiries to clarify the rating assessment for the offices.

PLANNING

We understand that the property has planning consent B1a (business) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify the current planning consent.

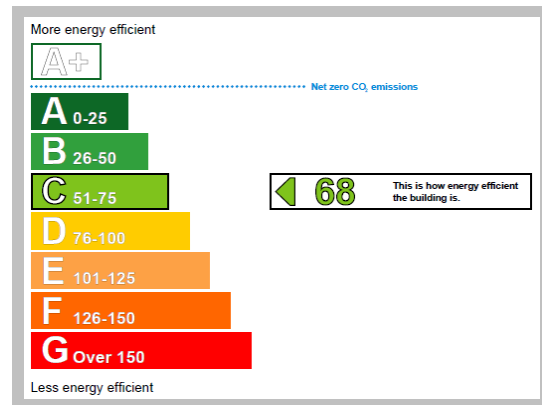
COSTS

Each party to bear their own legal costs incurred in the transaction.

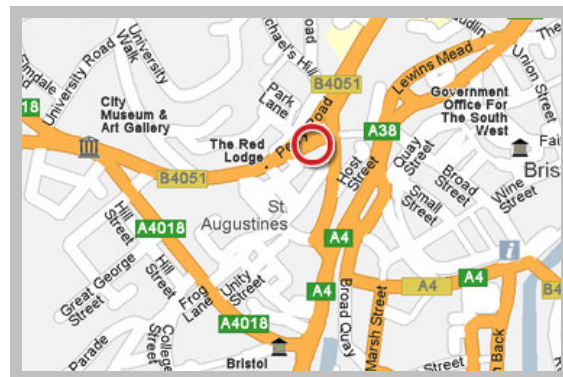
VAT

All prices are quoted exclusive of VAT whether or not chargeable.

ENERGY PERFORMANCE RATING (EPC)



LOCATION PLANS



VIEWING & FURTHER INFORMATION

Strictly through sole agents ETP Property Consultants:-

Ed Le Masurier	Julian Bladen
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SUBJECT TO CONTRACT