

A modern, multi-story office building with a grey facade and large glass windows. The ground floor features a prominent teal-colored entrance structure with a glass door. The building is set against a clear blue sky. The foreground shows a paved area and a metal fence.

# 123

WINTERSTOKE ROAD  
BRISTOL, BS3 2LL

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**GRADE A  
OFFICES  
TO LET**

40,813 sq ft  
(3,791.6 sq m)

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Large terrace



Shower facilities  
(6 no.)



Ground floor  
**café**



**80**  
Car parking spaces

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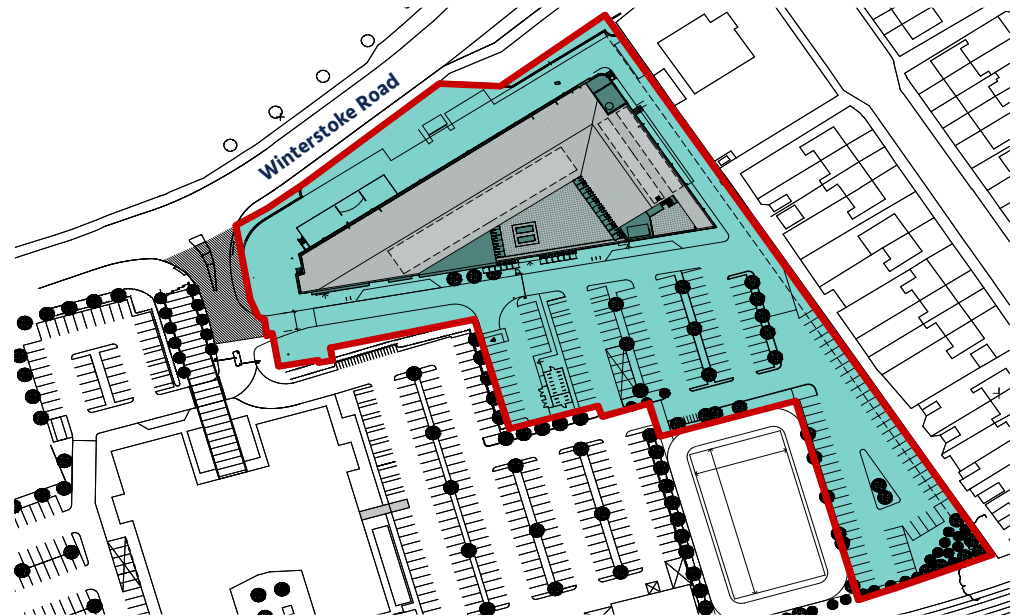




## DESCRIPTION

123 Winterstoke Road comprises an office building designed by AWW, which has been fully reconstructed, retaining original elevations in part and completed in 2014. The building is BREEAM 'Very Good' and has been fitted out to a high standard. 123 Winterstoke Road provides the following specification:

- Suspended ceilings
- Full access raised floors
- Four pipe fan coil air conditioning
- LPHW wet underfloor heating system in part
- Photovoltaic (PV) Panels
- LG7 recessed modular lighting with daylight sensors and PIRs
- Large terrace with views of the surrounding countryside
- Ground floor café
- Passenger lift (10 person 800 Kg)
- Male, female and disabled WCs on each floor
- Shower facilities (6 showers)
- 80 car parking spaces (1 space per 510 sq ft)
- Secure bicycle racks
- On-site nursery





## LOCATION

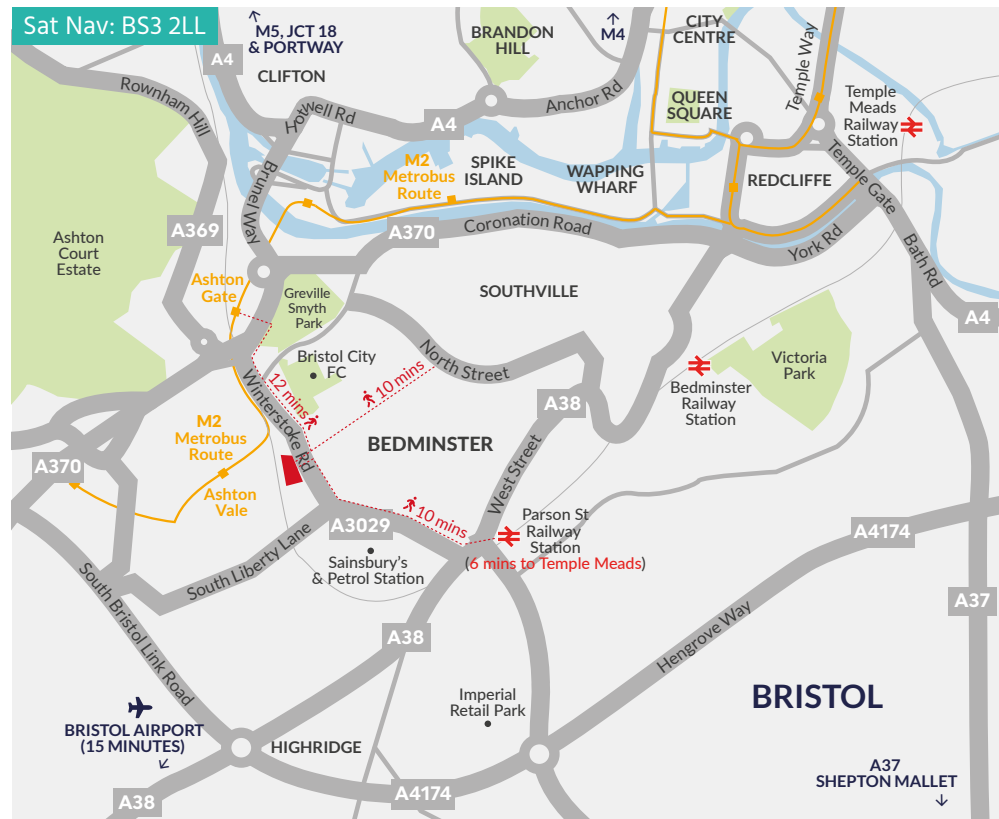
123 Winterstoke Road is accessed off the A370 and lies just to the south west of the city centre, which is a 5 minute drive away.

The building sits on the M2 Metrobus route and is 13 minutes from Temple Meads Railway Station, only 6 minutes from Wapping Wharf and all the amenity and leisure facilities it has to offer.

Other nearby occupiers include Imperial Brands, Midas, Stone & Co Accountants, Computershare, Babcock, David Lloyd Clubs, Royal Navy, Bristol City Football Club and Sainsbury's Superstore & Petrol Station.

Vibrant North Street, with its plethora of independent shops, bars, and restaurants, including the Tobacco Factory, is within a 10 minute walk.

The Bristol Sport complex opposite, offers a vast array of facilities for business and pleasure, including conference / meeting facilities, restaurants and bar.







Bristol Temple Meads Railway Station

Queen Square

Harbourside

Clifton Suspension Bridge

Clifton

Tobacco Factory

North Street Bedminster

Ashton Court Estate

Greville Smyth Park

M2 Metrobus Ashton Gate

Bristol City Football Club

A370

Winterstoke Road A3029

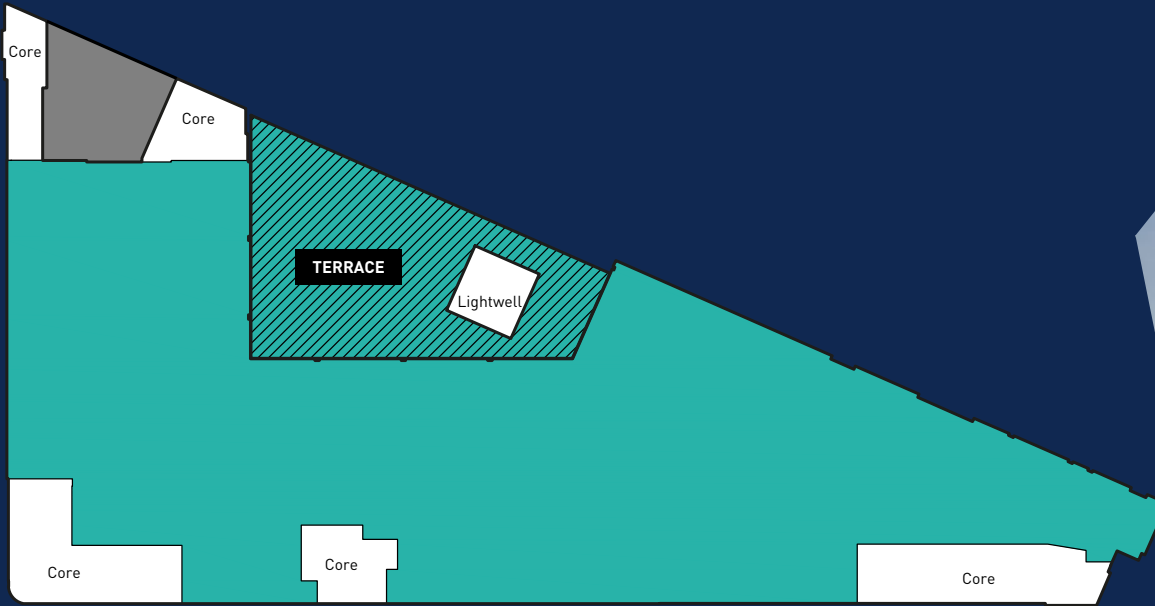
123

Manheim Bristol Auction

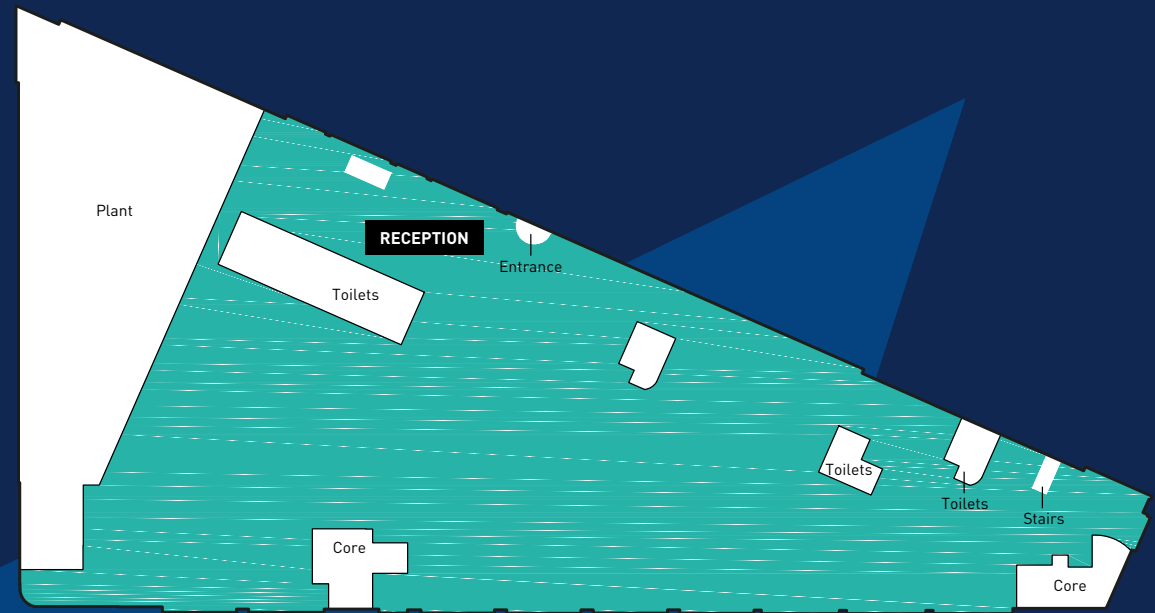
M2 Metrobus Stop Ashton Vale

Sainsbury's Superstore and Petrol Station





First Floor



Ground Floor





## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on an NIA basis and provides the following floor areas.

| Floor                    | SQ FT         | SQ M           |
|--------------------------|---------------|----------------|
| First Floor - Office     | 21,506        | 1,998.0        |
| Ground Floor - Office    | 18,680        | 1,735.4        |
| Ground Floor - Reception | 627           | 58.2           |
| <b>Total</b>             | <b>40,813</b> | <b>3,791.6</b> |

This is the largest self-contained building currently available in the Bristol office market, offering excellent accommodation that is only 4 years old. A high quality fit out is available, that will reduce any incoming tenants fit out cost.



Photovoltaic  
(PV) Panels



High  
quality tenant  
fit out



Large  
open plan  
floor plates



Secure  
bicycle  
racks



Four pipe  
fan coil  
air conditioning



Passenger lift  
(10 person  
800 Kg)

### Tenure

The office space is available to let by way of a fully repairing and insuring sublease expiring on 24th September 2028. Full terms are available upon application.

### Rent

£27.50 psf.

### Business Rates

We advise that interested parties make their own enquiries through the local authority (Bristol City Council).

### EPC

C55

### Car Parking

80 car parking spaces. This provides a parking ratio of 1 space per 510 sq ft.

### VAT

All figures quoted are exclusive of VAT where applicable.

### Legal Costs

Each party to be responsible for their own legal and professional fees incurred in the transaction.

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## VIEWING & FURTHER INFORMATION

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

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Queens Avenue  
Bristol, BS8 1SB



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Visit the website for the current availability

**WWW.123WINTERSTOKEROAD.co.uk**

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