
**FIRST FLOOR
AVAILABLE
21,506 SQ FT
(1,998 SQ M)**

123

WINTERSTOKE ROAD
BRISTOL, BS3 2LL

**PARTIALLY
FITTED OPEN
PLAN FLOORS
WITH TERRACE
TO LET**

Smaller suites also
available from
1,818 sq ft up to
7,938 sq ft





Large terrace



Shower facilities
(6 no.)*



Ground floor
café*

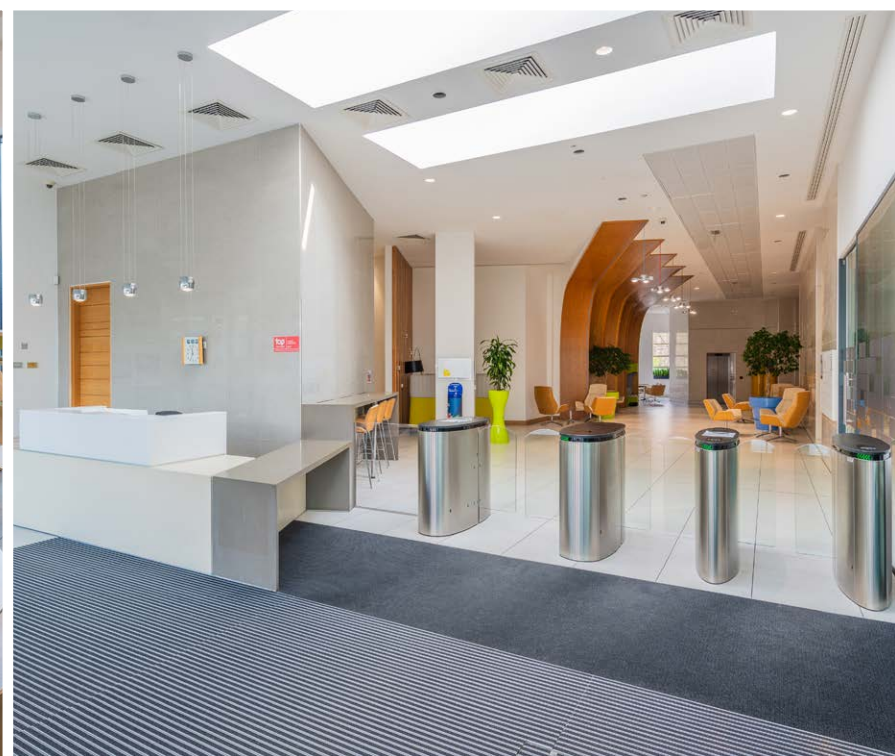


All weather
sports pitch*



Up to
80
Car parking spaces

*Potentially available upon request

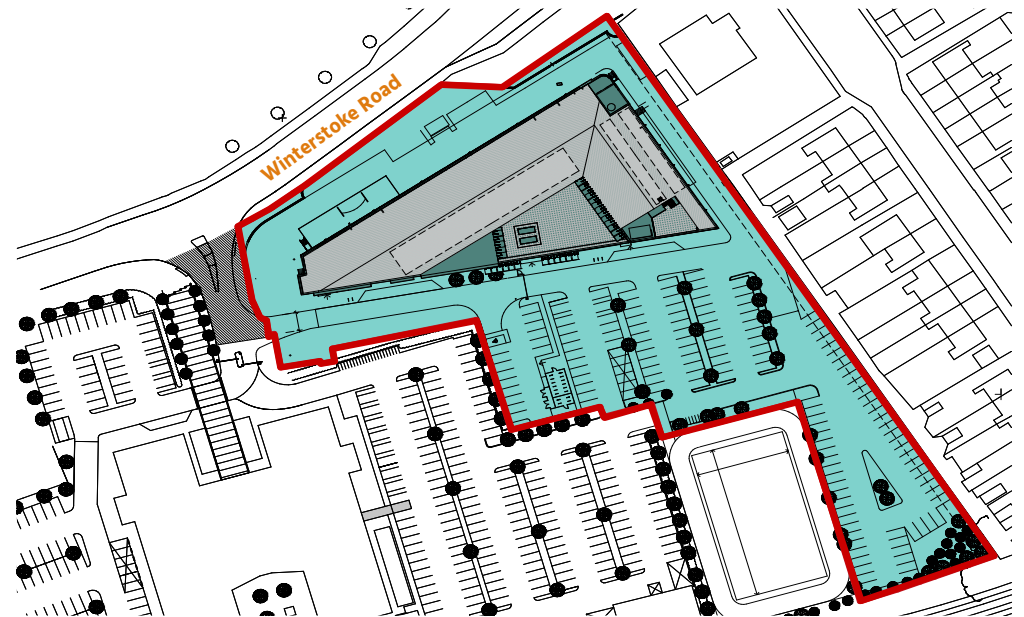




DESCRIPTION

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)
- Up to 80 car parking spaces
- Secure bicycle racks
- On-site nursery



LOCATION

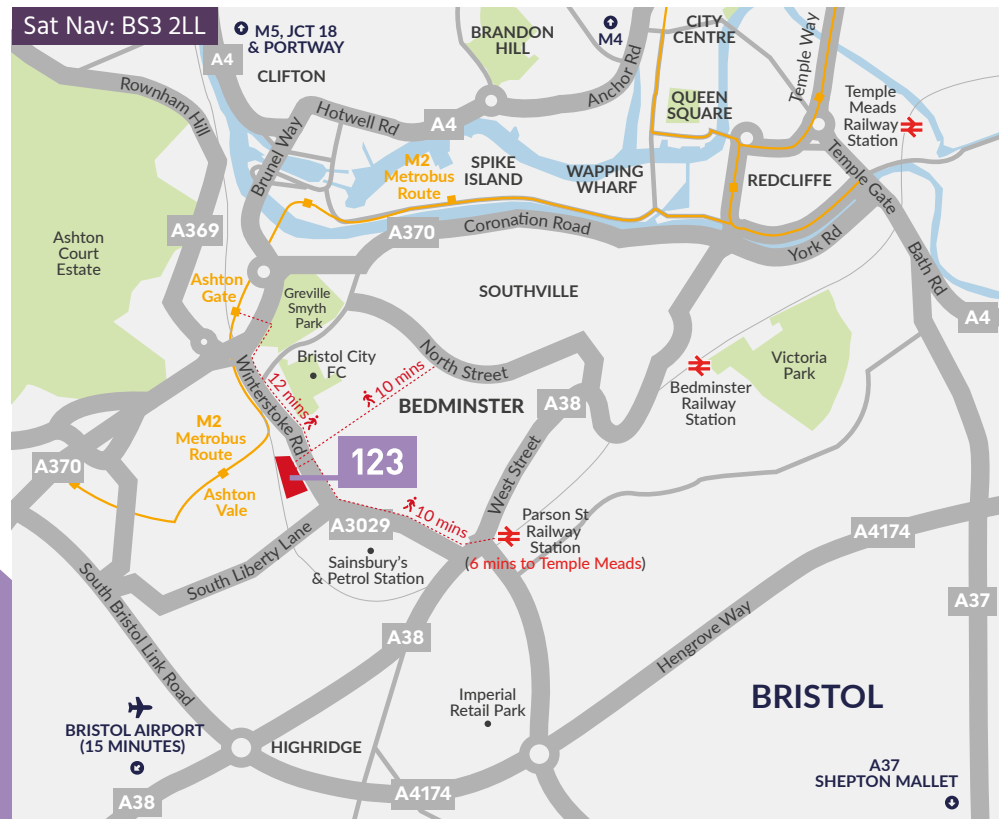
123 Winterstoke Road is accessed off the A370 and lies just to the south west of the city centre, which is a 5 minute drive away.

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

Tobacco Factory

North Street Bedminster

Greville Smyth Park

Bristol City Football Club
and Bristol Bears Rugby

Winterstoke Road A3029

Sainsbury's Superstore
and Petrol Station

123

Manheim Bristol Auction

M2 Metrobus Stop Ashton Vale

A370

New Ashton Gate
Train Station - Opening 2027

M2 Metrobus Ashton Gate

Ashton Court Estate

Clifton Suspension Bridge

Clifton



**FULLY REFURBISHED
ALL INCLUSIVE GRADE A OFFICES**

FIRST FLOOR OFFICES



FIRST FLOOR BREAK-OUT / KITCHEN AREA

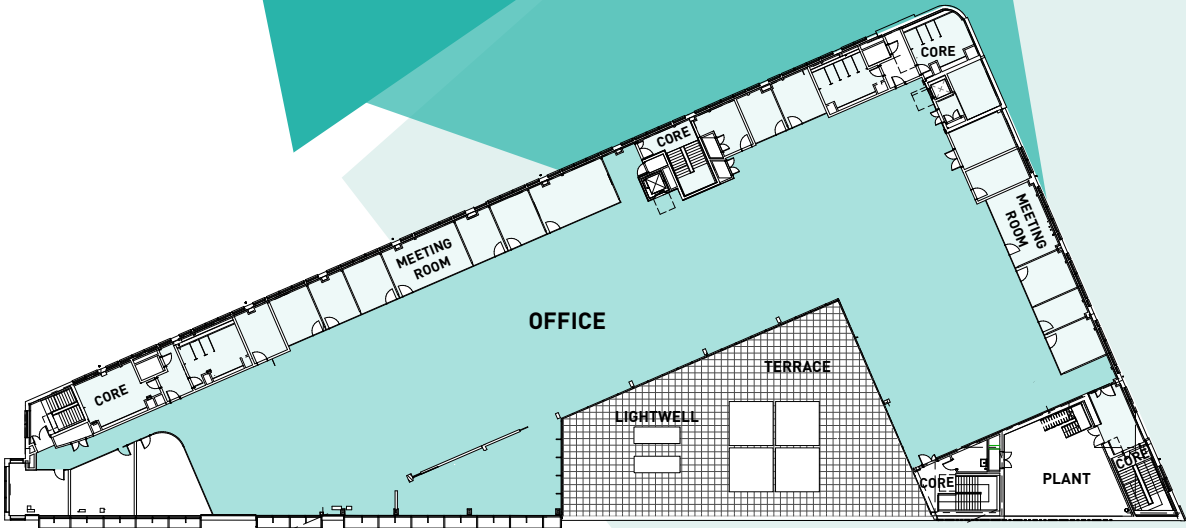
FIRST FLOOR OFFICES

ACCOMMODATION

FIRST FLOOR	SQ M	SQ FT
Office	1,998.0	21,506

GROUND FLOOR	SQ M	SQ FT
Suite 1	368.3	3,964
Suite 2	168.9	1,818
Suite 3	200.3	2,156
Total	737.5	7,938

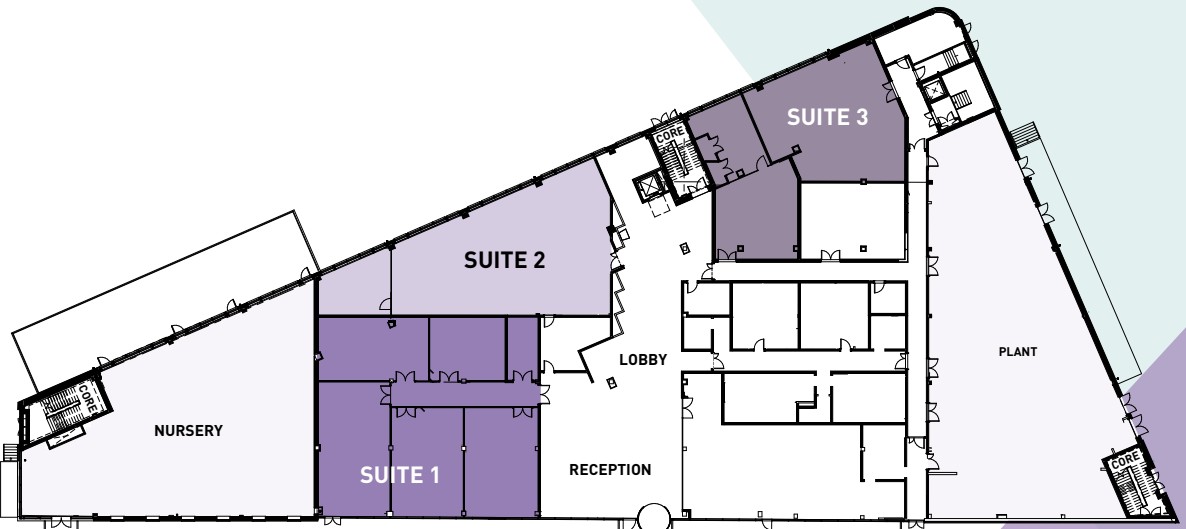
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on an NIA basis and provides the following floor areas.



FIRST FLOOR



GROUND FLOOR SUITE 2



GROUND FLOOR

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

£23.50 psf.

Business Rates

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

EPC

C55.

Car Parking

Up to 80 car parking spaces.

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.

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML.

VIEWING & FURTHER INFORMATION

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

**Andy Heath**

Andy.Heath@cs-re.co.uk
07796 693 661

Seonaid Butler

Seonaid.Butler@cs-re.co.uk
07885 250 476

**Alex Hayman**

Alex.Hayman@cbre.com
07827 252 847

Richard Kidd

Richard.Kidd@cbre.com
07827 230 295

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Visit the website for the current availability

WWW.123WINTERSTOKEROAD.co.uk
