



3110, Great Western Court, Bristol BS34 8HP

TO LET

Self-Contained Office Building To Let

5,087 - 10,192 Sq Ft
(473 - 947 Sq M)

DESCRIPTION

Building 3110 at Great Western Court offers modern, high-quality workspace featuring suspended ceilings, new energy-efficient LED lighting, and full access raised floors for flexible layouts. With newly upgraded WC and shower facilities along with the benefit from modernised common areas. There are 52 allocated car parking spaces, of which 11 have EV charging points.

- ✓ **Suspended Ceilings with New LED Lighting**
- ✓ **New VRF Air Conditioning in Ground Floor**
- ✓ **Full Access Raised Floors**
- ✓ **Modernised Common Areas**
- ✓ **Refurbished WCs and Shower Facilities**
- ✓ **52 Car Parking Spaces**



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LOCATION

Situated in Great Western Court, an established office park 0.6 miles to Bristol Parkway Station , 7 miles north of Bristol city centre and close to the M32 and M4 for easy regional access. The area hosts major occupiers like Experian and Barclays and offers nearby amenities including a district centre, nursery and health club.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	5,087	473
First	5,105	474
Total	10,192	947

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

EPC

B-29



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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