



3120, Great Western Court, Bristol BS34 8HP

TO LET

Ground Floor Office To Let

**4,226 Sq Ft
(393 Sq M)**

DESCRIPTION

Building 3120 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. Newly upgraded WC and shower facilities have been fitted, while the overall specification provides a versatile, professional environment ideal to suit a multitude of businesses. There are 22 car parking spaces allocated to the ground floor.

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

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 Floor	4,226	393
Total	4,226	393

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-40



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VIEWING & FURTHER INFORMATION

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