



Country Estates

Professional Properties, for Professional Businesses



OSPREY COURT

BRISTOL

STYLISHLY LANDSCAPED,
EDGE OF TOWN LOCATION

BUSINESS SPACE FROM 1,300 TO 25,000 SQ.FT*

*GROSS EXTERNAL



OSPREY COURT

ATTRACTIVE OPEN PLAN OFFICES SET IN LANDSCAPED GARDENS

Osprey Court features high quality two storey, self contained business units with the benefit of unrestricted 'B1 Business Use'. The buildings are set in beautifully landscaped grounds with tree-lined allocated on-site parking. Each unit offers space that can be tailored to an individual company's needs and provides the flexibility for future alterations. The Court has a peaceful edge of town location with plenty of local facilities and services nearby. Bristol Airport is less than 7 miles away with domestic and international flights to Europe, the Americas and Africa. The award-winning Cabot Circus shopping and leisure development is only 10 minutes away and offers a luxurious multi-screen cinema, a vast array of restaurants and exceptional shopping. The M32 is only 6 miles away and Junction 19 of the M4 just over 10 miles with links to the M5. Bristol enjoys two major railway stations with 24 hour parking and services to London, Cardiff, Manchester, Bath and the South West.

■ Terms / Design & Build

There are some design and build opportunities available. We can meet a company's individual needs and provide involvement in the internal layout, lighting and any other special requirements that may be needed. If you would like to discuss this, would like a viewing, or need any other information then please contact our Sales Office who will be happy to help you.

■ High Speed Broadband

High speed broadband is available on the Court.

■ Estates Management

The maintenance of the gardens, paths and parking areas, together with cleaning of the building exteriors, are directly controlled by the Country Estates' 'Award Winning' estate management team. The garden areas are maintained by the Court's own gardeners who are on site several mornings each week. Our Estates Manager is on site regularly and can offer advice and help to resolve any problems that may arise.

■ Security

The Court is fenced with security gates at the entrance. Guards with a thorough knowledge of the area patrol regularly every night of the year, as well as providing daytime patrols each weekend.



Country Estates

Professional Properties, for Professional Businesses

Site Plan

- Completed
- Future Phases/Design Build

Design & Build opportunities available (subject to planning)

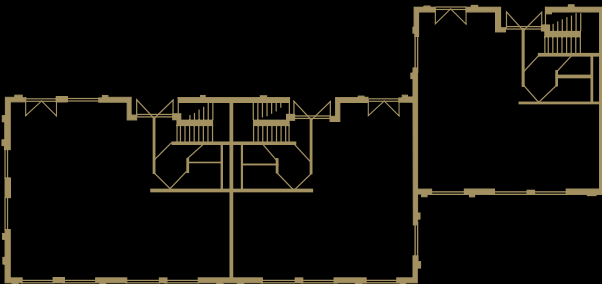


Specifications

- Brickwork elevations
- Thermally insulated
- Air handling system for heating and cooling
- A pitched slate roof
- Low maintenance exteriors
- Concrete floors and stairs *
- Heavy duty carpets

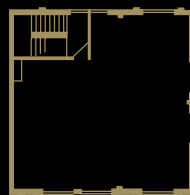
- Double glazing with colour coated frames *
- Double door access
- Suspended ceilings with acoustic tiles
- Installed fire alarm and emergency lighting
- Recessed Category Two lighting
- Three phase power supply available
- Installed data conduit *

* Units 18-21 only & future phases



Ground Floor

Above plans of (from left) a 3,087 sq.ft unit and two 2,460 sq.ft units (gross external)



First Floor

Plan of a 2,485 sq.ft unit

Units can be combined to a total size of up to 8,007 sq.ft



BRISTOL

The most populous city in the South West of England, Bristol has gained a reputation as the largest centre of culture, employment and education in the region. It attracts many blue chip internationals and new technology businesses as well as being home to one of the top 5 universities. With the regeneration of the city centre docks, aquarium with IMAX cinema and, the addition of the £500 million Cabot Circus shopping and leisure development, it offers everything a growing business could need. The historic city of Bath is only 11 minutes away by train with London 1½ hours and Manchester only 3 hours on a direct rail service. Easy access to the countryside and the city provides a vast choice of housing from Grade II listed villas surrounded by open fields to modern waterside apartments with views over the harbour.

■ Directions

Osprey Court is located close to the outer ring road in Whitchurch, South East of Bristol. From the city centre take the A4044 Temple Way southwards until reaching the A37 and then follow signs for Temple Meads Station. Just after the station, continue South for several miles on the A37 Wells Road, signposted Wells, until reaching the Ring Road A4174 and turn right into Airport Road. Follow the road for several miles until at the large roundabout take the first exit towards Whitchurch. At the next roundabout turn right into Hawkfield Business Park. At the next roundabout turn right and the entrance to Osprey Court is just on the right. SatNav: Osprey Court BS14 0BB



Country Estates

Professional Properties, for Professional Businesses

NATIONAL SALES OFFICE

Calleva Park, Aldermaston, Reading, Berkshire, RG7 8UA

Tel. 0118 981 1006 / 0118 950 8366

Fax. 0118 981 3417

Email. sales@countryestates.co.uk

Web. www.countryestates.co.uk

Visit our website for Property investments and up to date availability on all our sites in Southern England.

The paper used in this literature is manufactured from ECF (Elemental Chlorine Free) pulp, sourced from sustainable forests and plantations. It is totally recyclable, biodegradable and acid free.

No responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warrant whatever is made or given either during negotiations, in particulars or elsewhere and applicants should satisfy themselves as to the accuracy of all information furnished to them.

