

THE NEXT PHASE OF
PINKERS COURT

RUDGEWAY, NORTH BRISTOL, BS35 3QH

**NEW OFFICES
TO LET**

New Grade A office ready to occupy within 6 months of agreeing lease terms.

Number Ten
**1,700ft² -
4,230ft²**
with 13 car
parking spaces

NUMBER TEN

PINKERS COURT

RUDGEWAY, NORTH BRISTOL, BS35 3QH

**Actual
view**

as seen from your
office window



LOCATION – BS35 3QH

Briarland Office Park is a highly successful office development in a rural setting, situated between Aztec West and Thornbury. It is located on the main A38 Gloucester Road, approximately 3 miles north of junction 16 of the M5, and 12 miles from Bristol City Centre.

The Park is within easy reach of the motorway network as well as being close to Thornbury town centre which provides a good range of shopping, leisure and eating facilities, whilst the Mall at Cribbs Causeway and Bristol Parkway train station are both within a 10 minute drive.

DRIVE TIMES

Thornbury Town Centre	4 mins
M4/M5 interchange	5 mins
M5 Junction 14 Falfield/Thornbury	9 mins
Bristol Parkway Station	10 mins
Cribbs Causeway	10 mins
Bristol City Centre	20 mins

3 miles
north of Junction 16
of the M5 (Aztec West)

DESCRIPTION

The single storey office building will overlook the surrounding farmland and will be sympathetically constructed to integrate with its mature rural environment and the existing adjacent office park which includes Hitachi, Elim Housing, Delta Security and The Building Safety Group.

CONSTRUCTION

- Steel frame construction.
- Elevations of cedar style cladding and double glazing.
- Designed as a sustainable building, targeting a BREEAM rating of 'Very Good' & EPC rating 'B'.
- Disability Discrimination Act (DDA) compliant.

DEVELOPMENT TIMETABLE

A brand new building ready to occupy in 6 months.

Upon agreeing terms with an office occupier the building can be built and ready to occupy within 6 months. We have planning permission, the chosen construction team and necessary finance all in place to start the development immediately.





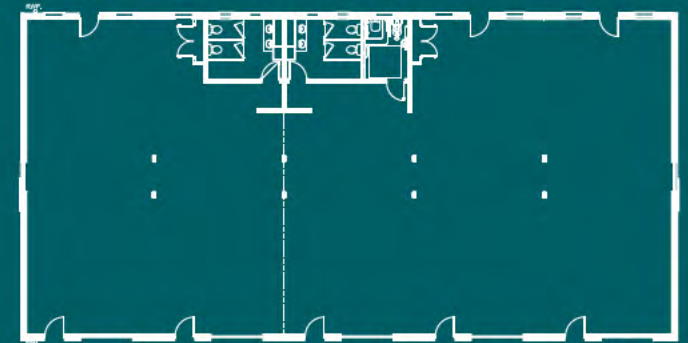
INTERNAL SPECIFICATION

- Modern open plan floor plates suitable to a range of configurations and densities.
- Heating & cooling provided by a VRF ceiling mounted system.
- Fully accessible raised access floors incorporating a data containment system.
- Suspended ceilings with LED lighting.

- New fibre optic data cabling providing super fast broadband.
- High quality carpet finishes.
- High specification male, female & disabled WC's with shower facility
- 24 hour park security and an onsite communal gym.

ACCOMMODATION

No. 10 Pinkers Court is available as a whole detached office of 4,230 sq ft (393 m²) or in two parts 1,700 sq ft (158 sq m) & 2,530 sq ft (235 sq m).



A rural and tranquil setting





**Super fast
Broadband
onsite**



CAR PARKING

The building will benefit from 13 demised car parking spaces, ample additional parking is available via a large visitors car park.

TENURE

The office space is available to let on a New Full Repairing & Insuring Lease directly from the Landlord, terms upon request.

RENT & SERVICE CHARGE

Upon request from the joint agents.

VAT

The building will be elected for VAT, the rent & service charge will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction

ENERGY PERFORMANCE - BREEAM / EPC

The development is targeting a BREEAM rating of 'Very Good' & EPC rating 'B'.

USE

B1 offices, however consideration will be given to other complimentary business uses such as training centres, dental practices or private medical clinics.

BROADBAND

The park benefits from super fast broadband, further information upon request.

VIEWING & CONTACT INFORMATION

For further information or to make an appointment to view, please contact the joint sole agents Savills or Alder King.

Savills, their clients any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. October 2017. Design: www.qubedesign.com



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