

# The Complete Business Location



cribbs  
causeway  
officepark

J17 M5, BRISTOL BS10 7TQ



LYSANDER  
HOUSE

**AVAILABLE  
PLOT**  
c.1.57 acres  
(0.63ha)

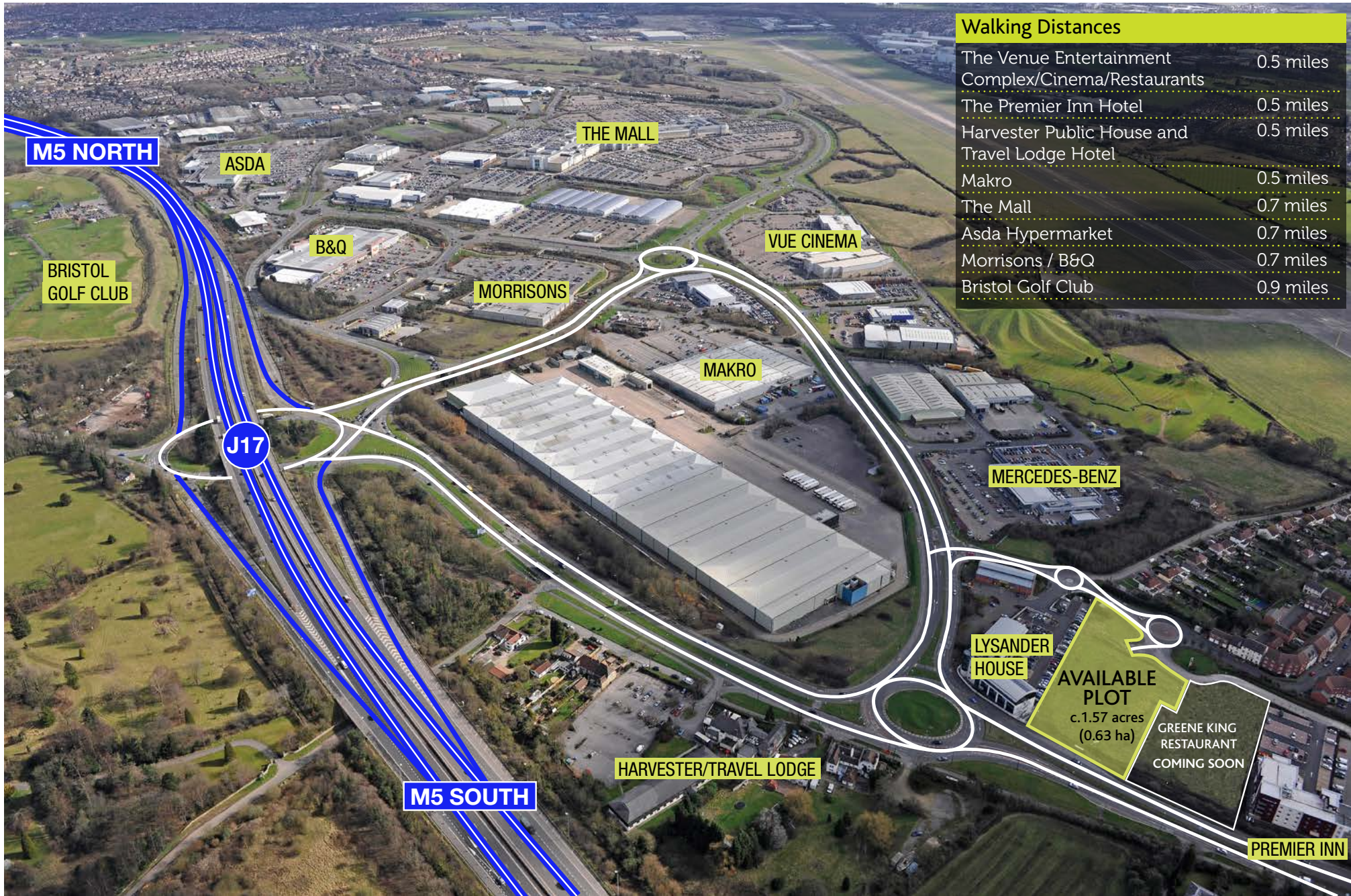
GREENE KING  
RESTAURANT  
COMING SOON

PREMIER INN  
HOTEL

LAST  
REMAINING  
PLOT

PRE-LET/PRE-SALE OR DEVELOPMENT LAND ENQUIRIES

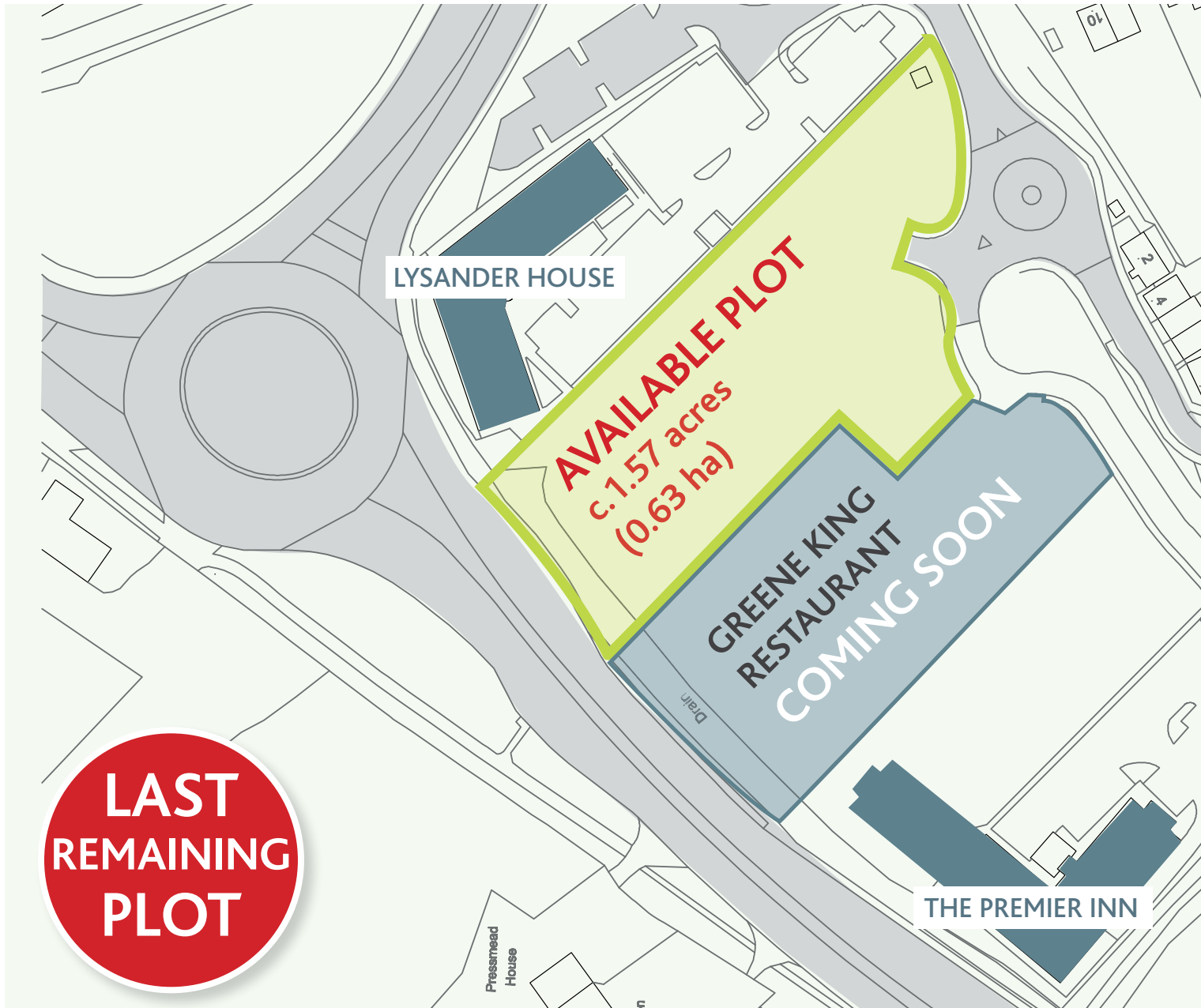
# DIRECT ACCESS TO JUNCTION 17 OF THE M5



## Walking Distances

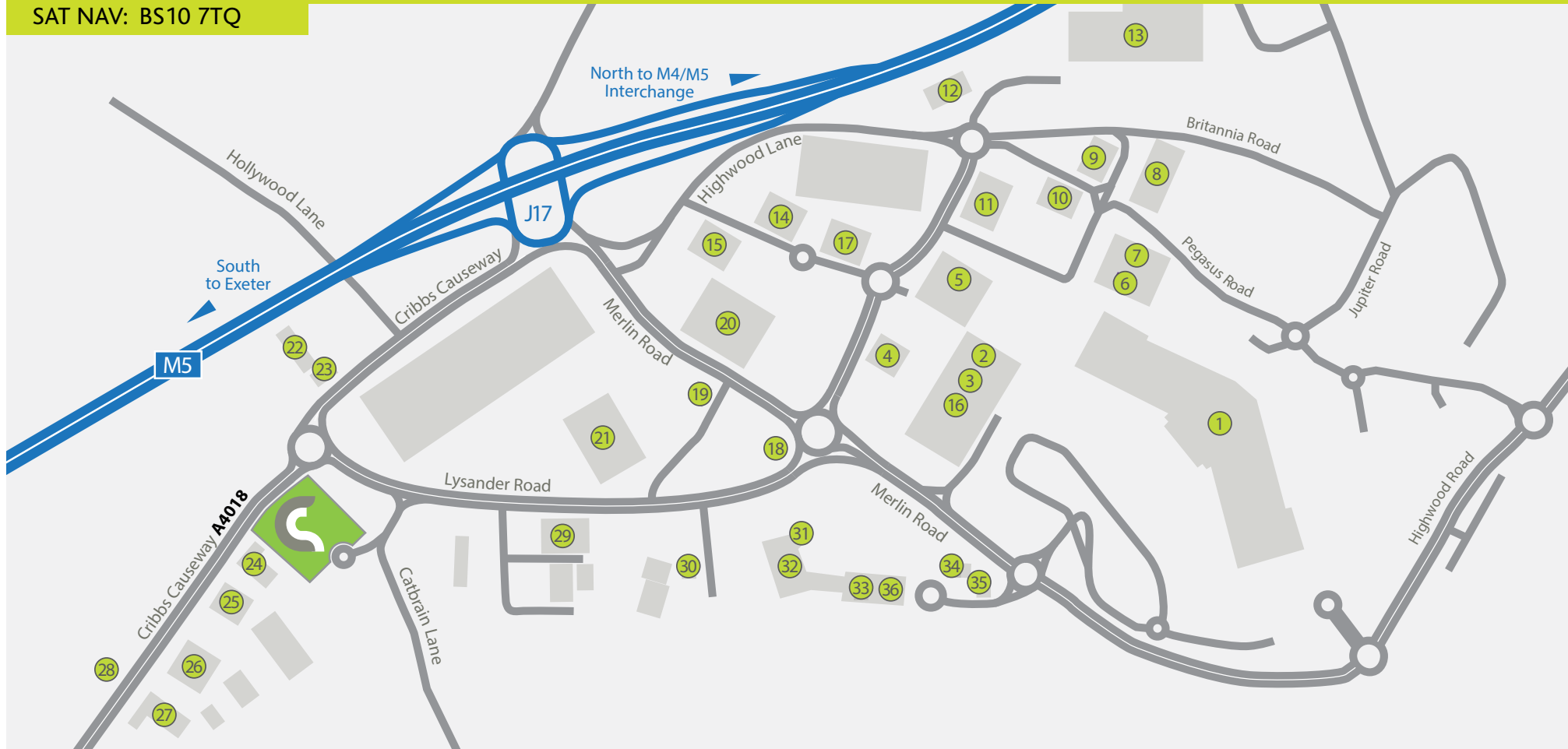
The Venue Entertainment Complex/Cinema/Restaurants	0.5 miles
The Premier Inn Hotel	0.5 miles
Harvester Public House and Travel Lodge Hotel	0.5 miles
Makro	0.5 miles
The Mall	0.7 miles
Asda Hypermarket	0.7 miles
Morrisons / B&Q	0.7 miles
Bristol Golf Club	0.9 miles

SITE WITH FANTASTIC POTENTIAL FOR A VARIETY OF USES INCLUDING OFFICES



# CITY CENTRE AMENITIES WITHOUT THE CONGESTION

SAT NAV: BS10 7TQ



- |                   |               |                      |                     |                      |                   |
|-------------------|---------------|----------------------|---------------------|----------------------|-------------------|
| 1 The Mall        | 7 Halfords    | 13 Asda Hypermarket  | 19 McDonalds        | 25 BMW - Dick Lovett | 31 TGI Fridays    |
| 2 Smyths Toys     | 8 Toys 'R' Us | 14 Furniture Village | 20 Morrisons        | 26 Porche            | 32 VUE Cinema     |
| 3 Argos           | 9 Wickes      | 15 Tile Flair        | 21 Makro            | 27 BMW - Mini        | 33 Hollywood Bowl |
| 4 Magnet Kitchens | 10 TK Maxx    | 16 Benson's for Beds | 22 Travelodge Hotel | 28 Shell Garage      | 34 Burger King    |
| 5 Currys PC World | 11 Tesco Home | 17 B&Q               | 23 Harvester PH     | 29 Mercedes-Benz     | 35 KFC            |
| 6 MFI             | 12 DFS        | 18 Audi              | 24 Premier Inn      | 30 Honda             | 36 Pizza Express  |

# AN OPPORTUNITY TO BE PART OF AN ESTABLISHED BUSINESS LOCATION



## FOR FURTHER INFORMATION:

Please contact the sole agents for further information

**SIMON PRICE**

0117 3171084

**CAT COLLIS**

0117 3171086

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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