

alder king

PROPERTY CONSULTANTS

TO LET

121 Winterstoke Road, Bristol BS3 2LL

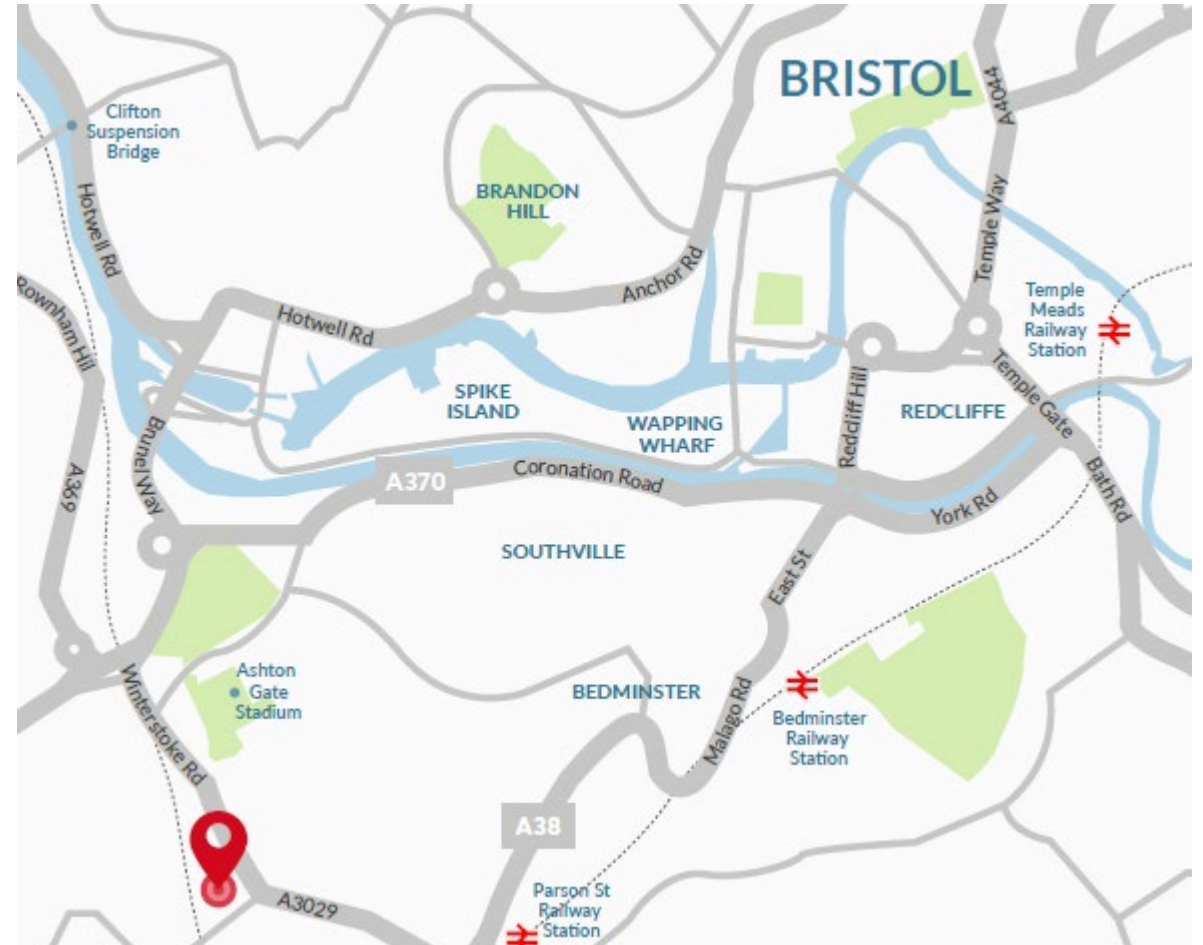
First and Second Floor Offices – 16,000 sq.ft to 40,000 sq ft net approx

Location

The property is located off the busy Winterstoke Road within the city of Bristol which is accessed off the A370 and lies south west of the city. Winterstoke Road offers excellent accessibility to the national motorway network, A4 Portway and the M32.

Local occupiers include Babcock, The Royal Navy, David Lloyd and Ashton Gate stadium, the home of both Bristol City and Bristol Bears.

The city centre is very close by, coupled by a plethora of local amenities including Sainsbury's, David Lloyd with the local artisan centre of Bedminster nearby. Public transport is excellent with either the Metro Bus stop around the corner from the subject property or Parson Street train station 5 minutes walk away.



Accommodation

Description

121 Winterstoke Road was built in 2013 and provides a campus style office that is BREEAM 'Excellent', with a Grade A specification arranged over ground, first, second and third floors.

The building is designed as an in-situ reinforced concrete structure and consists of two wings located either side of a full height core. The building was designed by AWW and built in 2013.

Parking

The accommodation has a total of 140 available parking spaces at a ratio of 1 per 284 sq.ft.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Specification

The property features:

- 1900mm raised floor
- Four pip fan coil air conditioning
- LG7 lighting
- New restaurant/cafeteria
- Large terrace to the 3rd floor
- On site gym and sports pitch
- Excellent end of journey facilities

Area	sq ft	sq m
3 rd Floor	13,726	1,275.1
2 nd Floor	26,438	2,456.2
TOTAL	40,164	3,731.3

**Fully accessible
raised floors**



**Suspended
ceilings**



Air conditioning



**On-site
parking**



**Shower
facilities**



**Bicycle
parking**



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

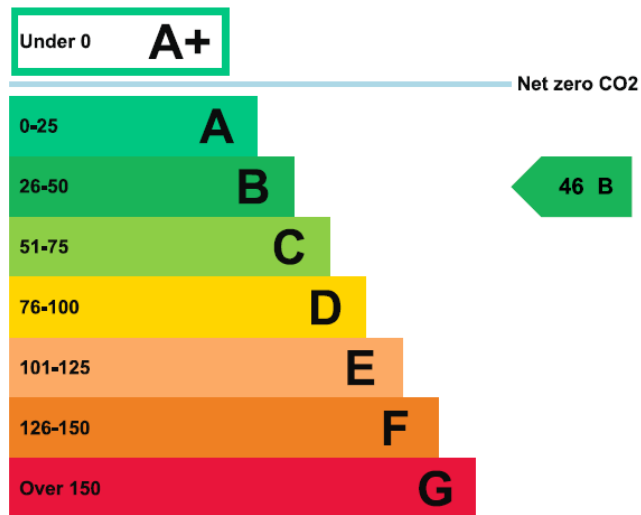
www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

The building has an EPC rating of B46.



Lease Terms

The property is available on a new full repairing lease with terms to be negotiated, to a maximum of 2039.

Rent

The property is offered to let for £35.00psf per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AH/CC Date: 01/2026 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

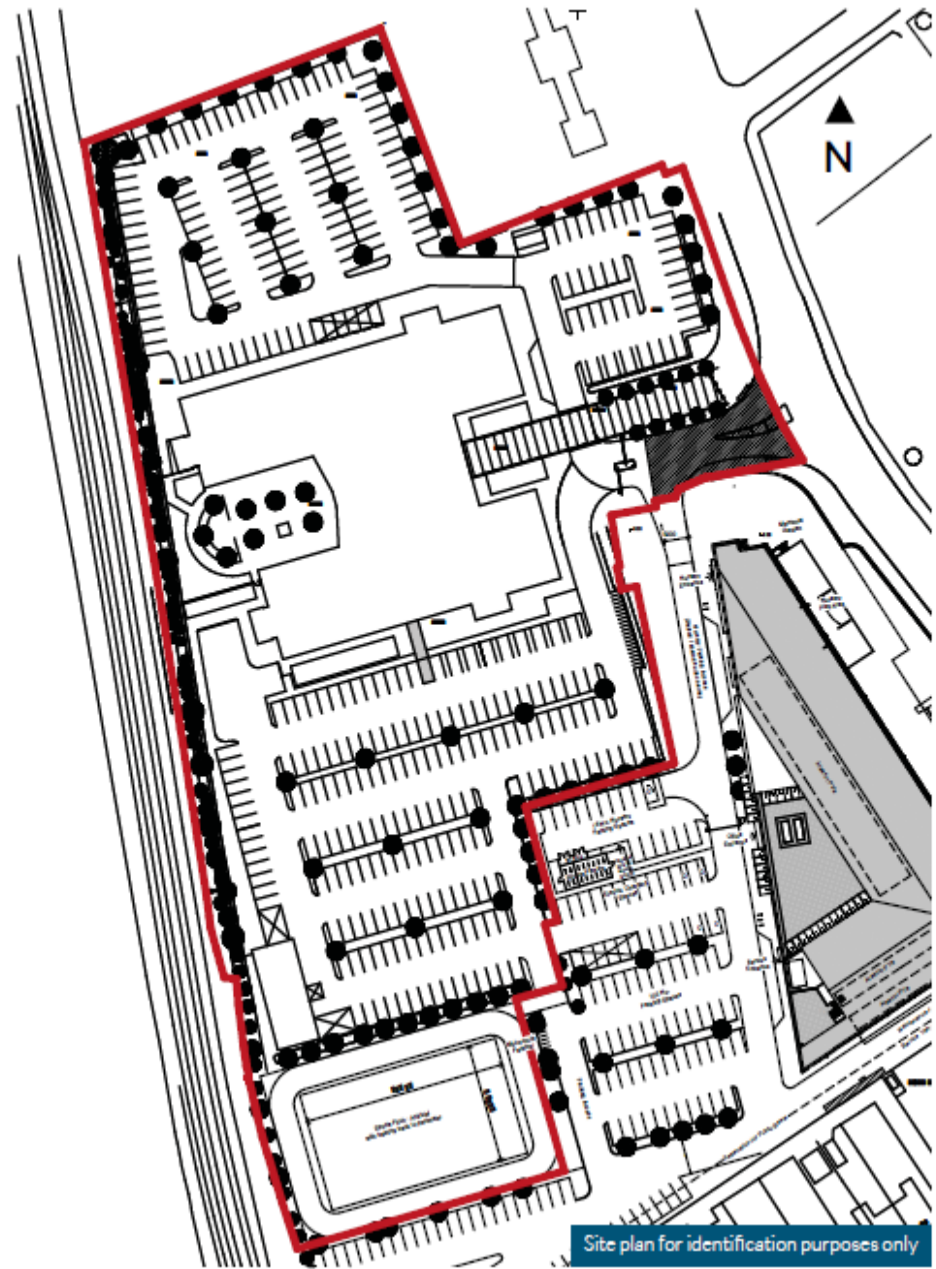
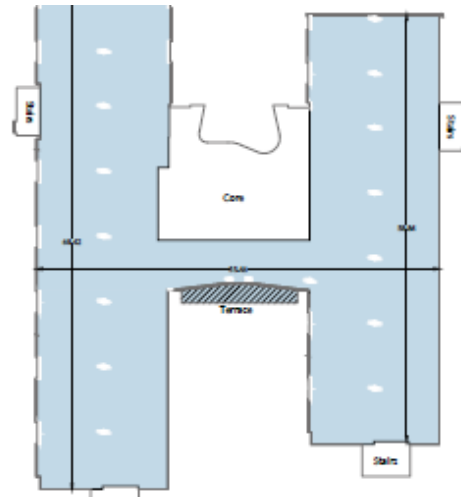
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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Second Floor



Third Floor

