Office | For Lease

Unit 10B, Duckmoor Road Industrial Estate

Duckmoor Road
Ashton Gate
Bristol
BS3 2BJ

OFFICE SUITE

828 sq ft (76.89 sq m)



- First floor Office Suite within well connected, South Bristol location.
- Glazed meeting room and private office.
- Common shower and WC facilities.
- 2 allocated car parking spaces.
- Situated on Duckmoor Road, within close proximity to North Street, providing a diverse mix of café, restaurant and pub offerings.
- Central location, with excellent access to the A370, A38, and A4 Portway and key public transport links.

CONTACT US

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PROPERTY OVERVIEW

- First floor Office Suite within well connected South Bristol location.
- Glazed meeting room and private office.
- Suspended ceiling with recessed Cat 2 lighting.
- Double glazed windows incorporating natural ventilation.
- Wall-mounted perimeter trunking.
- Carpeted tile flooring.
- Central heating.
- Fitted kitchenette incorporating cabinetry and sink.
- Common shower and WC facilities.
- 2 allocated car parking spaces.

ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Performance Certificate (EPC) of C (60).
A full (EPC) is available upon request.

ACCOMMODATION

The property has been measured on an NIA basis in accordance with the RICS Code of Measuring Practice, as follows:

OFFICE SUITE	SQ M	SQ FT
Total	**76.89**	**828**



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PRIVATE OFFICE / MEETING ROOM



KITCHENETTE



NORTH STREET



OFFICE SUITE



COMMON AMENITIES



GREVILLE SMYTHE PARK

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FURTHER INFORMATION

RATEABLE VALUE

The property is listed on the Valuation List 2026 as Offices and Premises, with a Rateable Value of £9,800.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

TENURE

The property is available as a whole by way of a new Full Repairing and Insuring (FRI) Lease, for a term of years to be agreed, subject to status.

RENT

Available upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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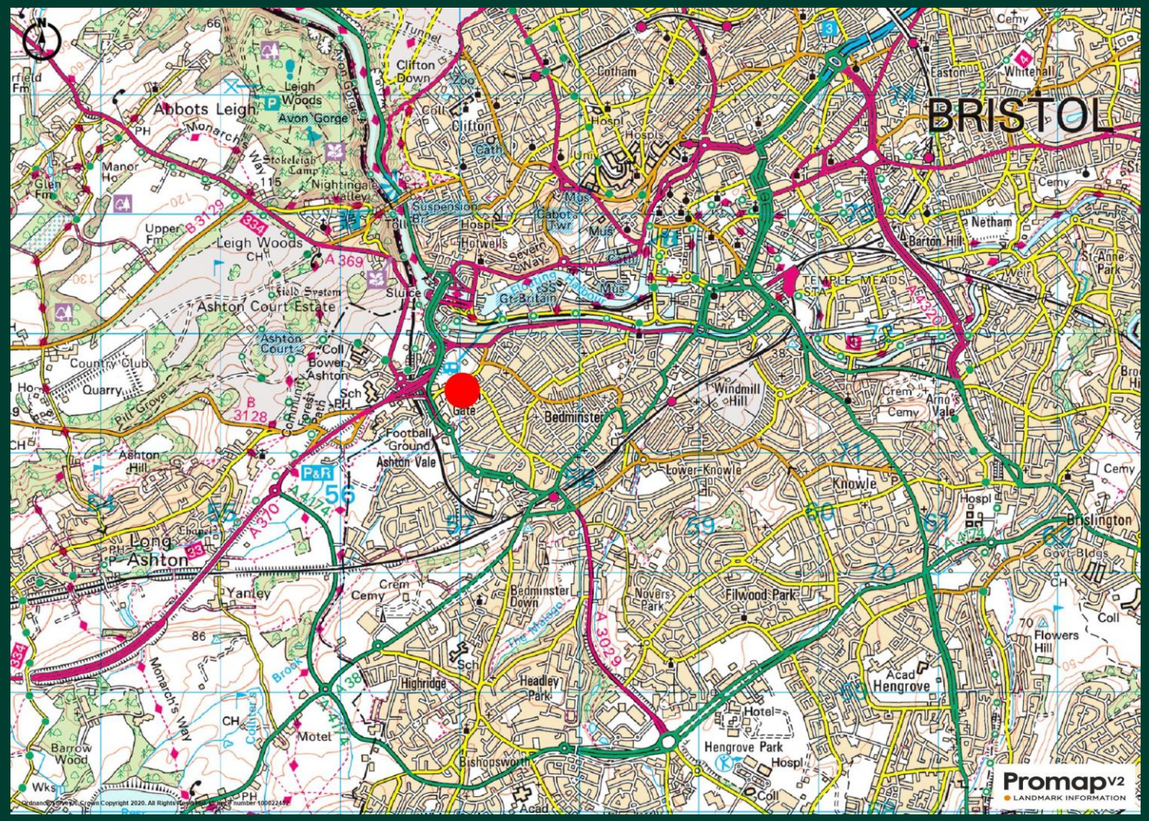
LOCATION BS3 2BJ

SITUATION

- Within a secure three storey office building.
- Situated on Duckmoor Road, within close proximity to North Street, providing a diverse mix of café, restaurant and pub offerings.
- Close proximity to the No. 20 Bath Street bus stop, providing direct access to Bristol Temple Meads.
- B3120 Ashton Road connects A370 with A3029.
- Central location, with excellent access to the A370, A38, and A4 Portway and key public transport links.

TRAVEL DISTANCES

- Bristol City Centre – 2.20 miles (3.60 km)
- Junction 3 of the M32 motorway – 3.20 miles (5.20 km)
- Junction 18 of the M5 motorway – 7.00 miles (11.30 km)
- Bristol International Airport – 7.50 miles (12.00 km)



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