

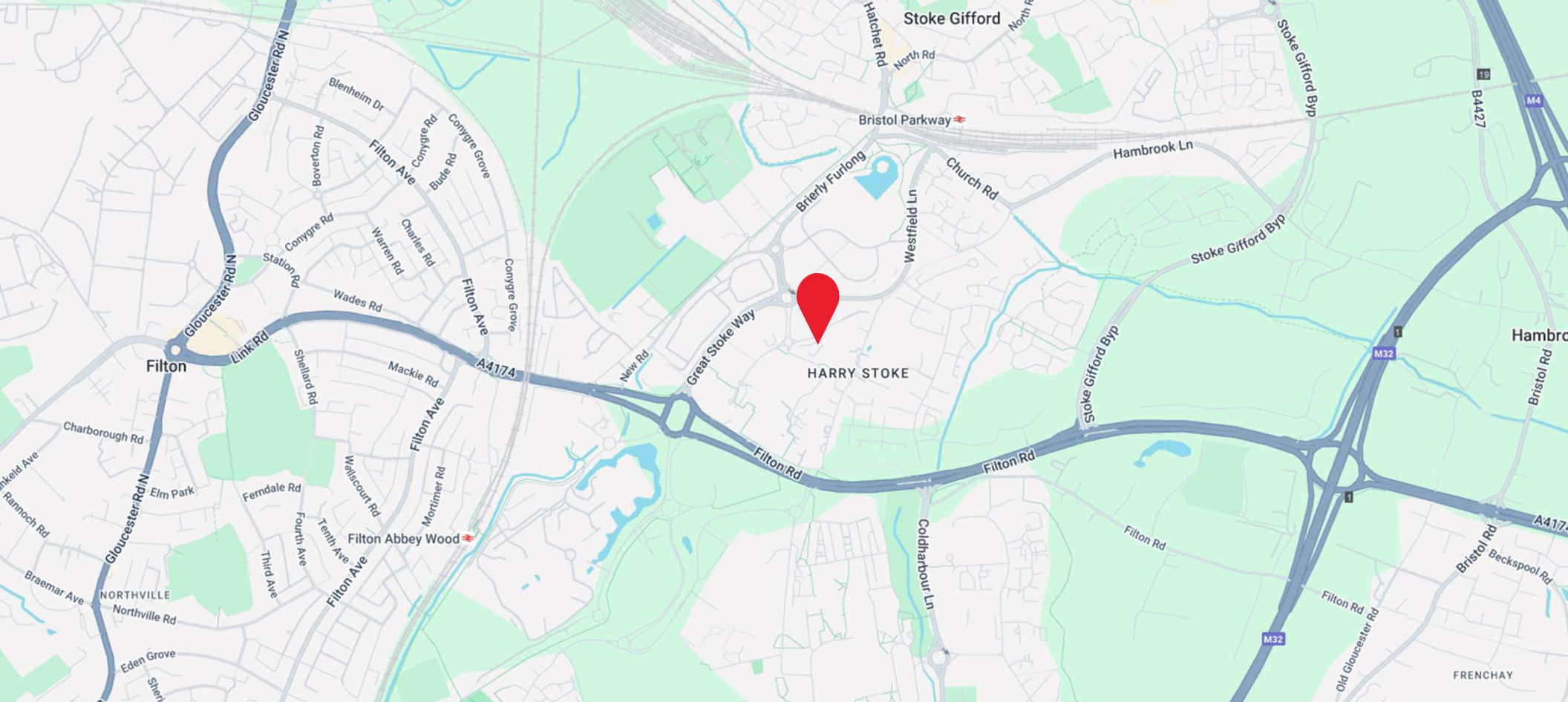
**Northleigh
House
BRISTOL
BS34 8SU**



**Self-Contained
Offices to Let
8,767 SQ FT**



**CUSHMAN &
WAKEFIELD**



// LOCATION / AMENITIES

Bristol Parkway Station	0.7 Miles	Lidl	0.7 Miles
Filton Abbey Wood Station	1 Mile	Sainsburys	0.3 Miles
UWE	0.8 Miles	Costa Coffee	0.2 Miles
Aldi	0.2 Miles	Everlast Gyms	0.6 Miles



NORTHLEIGH HOUSE
Lime Kiln Close, Stoke Gifford,
Bristol, BS34



// BUILDING SPECIFICATION

- Prominent office building within walking distance of Parkway Station
- Available as a whole or on a floor-by-floor basis
- 38 car parking spaces
- Available from November 2025
- Specification to be agreed
- New lease or freehold sale will be considered



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// Accommodation

FLOOR	CURRENT USE	SQUARE FEET	SQUARE METRE
GROUND	OFFICE	4,222 SQ FT	392.23 SQ M
FIRST	OFFICE	4,351 SQ FT	404.22 SQ M
RECEPTION		194 SQ FT	18.02 SQ M
TOTAL		8,767 SQ FT	814.47 SQ M





RENT / PRICE

On Application

BUSINESS RATES

Rateable Value £110,000

Rates Payable 25/26 £61,050

EPC

To be reassessed

// CONTACT

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