Avon House

1100 Parkway North | Stoke Gifford | Bristol | BS34 8YU

To Let Self-Contained Office
7,137 sq ft (663 sq m)

Workspace Re-imagined

Attractive self-contained purpose-built open-plan offices. Configured over ground and first floor, with 34 on-site car parking spaces providing an excellent ratio of 1 space to 202 sq ft.

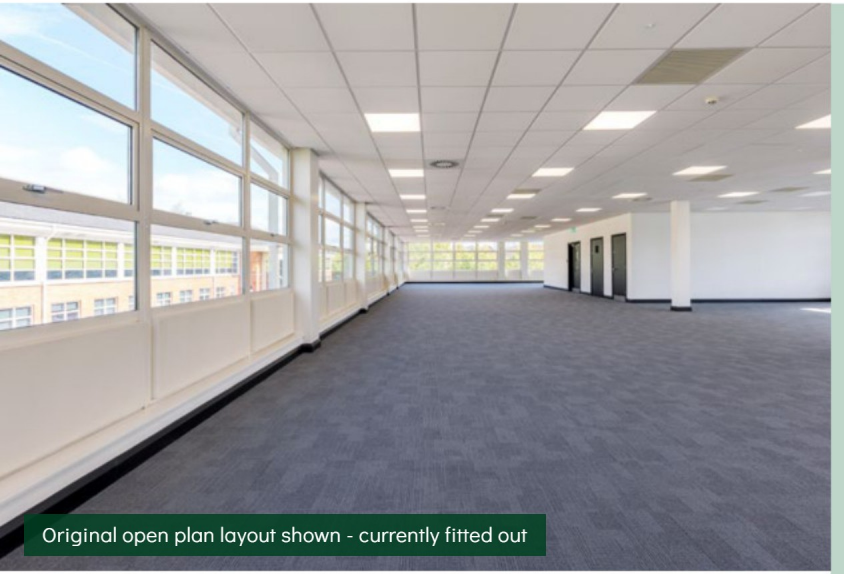






- Fully Refurbished
- WCs & Showers
- EPC Rating: A
- Suspended Ceilings
- Passenger Lift
- EV charging points
- Reconfigured Entrance
- Cycle Store
- Raised access floors
- Air Source Heat Pump VRV System
- Heat Recovery Ventilation units
- LED lighting with PIR control





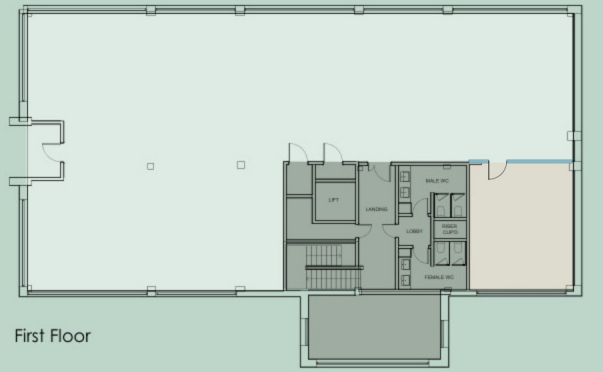
Original open plan layout shown - currently fitted out



Original open plan layout shown - currently fitted out



Open-Plan Workspace



The building is available, as a whole and has the following approximate net internal floor areas:

Reception	267 sq ft	24.8 sq m
Ground Floor	3,377 sq ft	313.7 sq m
First Floor	3,493 sq ft	324.5 sq m
Total	**7,137 sq ft**	**663 sq m**





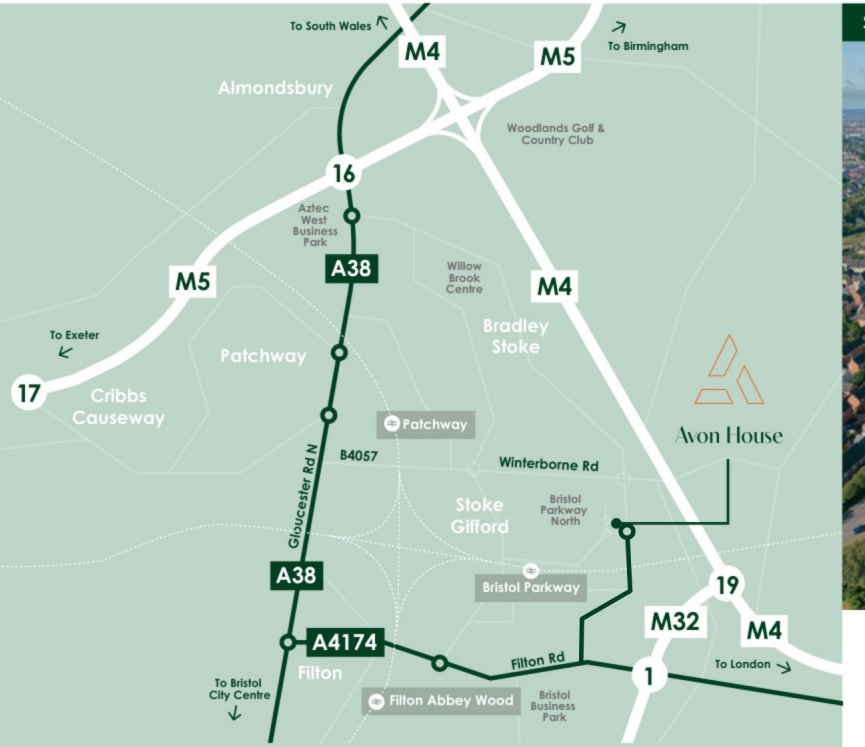


Prominent Position

Situated in a prominent position on the well-located Parkway North Business Park.

Avon House offers excellent connections via both rail and road, located less than 1 minutes' drive from Bristol Parkway train station and immediately opposite Nuffield Health Bristol North. With easy access to junction 1 of the M32 which leads directly into Bristol City Centre and junction 19 of the M4 motorway.

Only a short walk to the bus stop for the m1 metrobus which connects Cribbs Causeway to Hengrove Park. Also only a short walk to the m4 metrobus route which connects Cribbs Causeway to the city centre.









Major occupiers in the immediate area include Infineon Technologies and Nuffield Health Bristol North. The property benefits from local shopping amenities at the Willow Brook Shopping Centre.

Infineon

WILLOW BROOK

Nuffield Health

Walk Times

- **4 mins** Nuffield Heath
- **6 mins** m1 metrobus
- **7 mins** Parkway North Park & Ride
- **15 mins** Bristol Parkway Railway Station
- **16 mins** Winter Stream Farm Dining & Carvery

Drive Times

- **4 mins** Junction 1 M32
- **5 mins** Willow Brook Shopping Centre
- **9 mins** M4 / M5 Interchange
- **11 mins** Cribbs Causeway
- **15 mins** Bristol City Centre



Further Information

TERMS
The accommodation is available by way of a new full repairing and insuring lease(s) for a term to be agreed.

RENT
Upon application.

RATES
The tenant will pay the business rate associated with the building. Please make your own enquiries with the local authority.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in any transaction.

EPC
The building has an EPC of A.

VIEWING
For further details or to arrange a viewing please contact the joint agents.

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