



KnightFrank.com



For Sale / To Let

Unit 4 Buckingham Court, Bristol, BS32 4NE

Self Contained Office Accommodation

- 3,117 (289.58 sq m)
- Two storey, self contained office building
- 12 car parking spaces

0117 945 8814

Tyndall House, 17 Whiteladies Road, Bristol, BS8 1PB

Location

Buckingham Court is located on Beaufort Office Park which is adjacent to the M4/M5 interchange. Direct access to the motorway network is provided from J16 of the M5.

The immediate location provides excellent transport links alongside access to amenities including Hilton Hotel, Willowbrook District Shopping Centre, Coffee#1 and Cribbs Causeway.

Description

Unit 4 Buckingham Court is a self contained, two storey office building that provides open plan office accommodation.

The building is due to be refurbished but it currently benefits from the following specification:

- LG7 lighting
- Perimeter trunking
- Central heating
- Double glazed windows
- A small kitchenette on the first floor

Accommodation

We have been provided with the following areas:

Floor Area	Sq. Ft.	Sq. M.
First Floor	1,564	145.30
Ground Floor	1,553	144.28
Total	3,117	289.58

Parking

12 designated onsite car parking spaces.

Terms

The accommodation is available by way of a full repairing and insuring lease direct from the Landlord on flexible terms to be agreed.

EPC

Available upon request.

Legal Costs

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

Anti Money Laundering

Upon Agreement of Heads of Terms, the intended lessee will be required to provide the usual information to satisfy Anti Money Laundering requirements.

Viewing

Viewing is strictly by prior appointment with the agents. Please contact:

Polly Smart

Tel: 0117 917 4550

Email: polly.smart@knightfrank.com

Andy Smith

Tel: 0117 917 4537

Email: andy.smith@knightfrank.com

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