

**50%
LET**

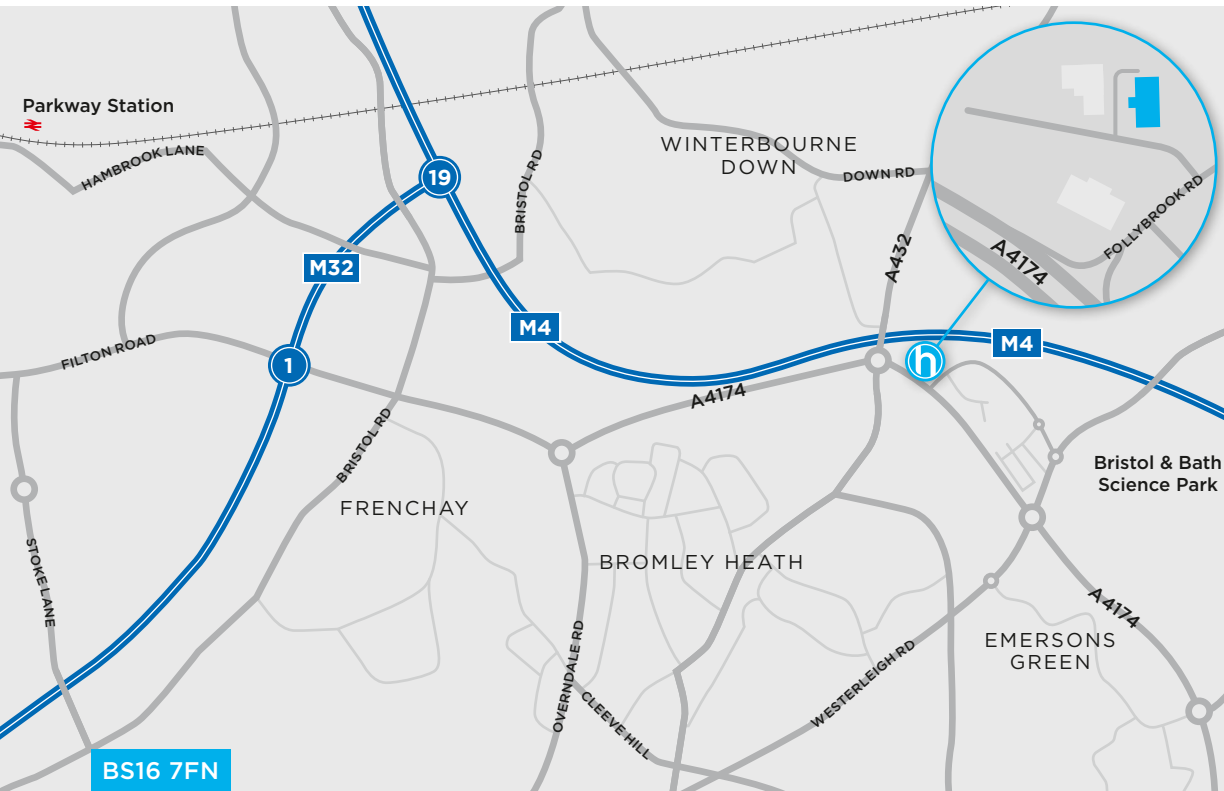
5,486 sq ft remaining

H2^harlequin

Emersons Green • Bristol • BS16 7FN Office Park

For Sale or To Let

Attractive fully refurbished
self contained office building



LOCATION

Harlequin Office Park is an established office campus prominently located in Emersons Green, North Bristol, accessed directly from the A4174 Avon Ring Road with excellent access to the motorway and rail networks.

The Park is situated is located approximately 2 miles from Junction 1 of the M32 and 5 miles from the M4/M5 interchange thereby benefitting from excellent access to London, South Wales and the South West. Bristol City Centre is located approximately 7 miles south-west of the office park.

Bristol Parkway Railway Station is located approximately 4 miles from Harlequin Office Park providing direct services to London, Birmingham, Cardiff and the South-West.

Harlequin Office Park is home to Countryside Properties, ALD and Avon & Somerset Police and boasts a brand new Travelodge and Costa Coffee outlet. Nearby amenities include Emersons Green Retail Park, cafes, restaurants and the Kendleshire Golf Course.





DESCRIPTION

H2 is an attractive, two storey, self-contained office building accessed via an impressive double height reception area with full height glazing.

The building provides modern open plan office accommodation and benefits from the following specification:

- Air conditioning
- Carpeted raised floors
- Mineral fibre suspended ceilings
- LED lighting

- Male, female, and disabled WC's on each floor
- Shower facilities on each floor
- 13 person passenger lift
- 2.7m floor to ceiling height
- 150mm void

Externally, there is an attractive, landscaped open space for amenity. Additionally, there is a cycle store to the rear of the building.

ACCOMMODATION

FLOOR	SQ FT	SQ M
First	Let to Countryside Properties (UK) Limited	
Ground	5,486	509.7
TOTAL	11,008	1,022.70

Measured in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

There are a total of 23 marked car parking spaces with the ground floor (1:238 sq ft) together with further areas for supplementary parking.



VAT

The building is elected for VAT.

TENURE

The building is available on either a freehold or leasehold basis.
Terms on application.

Anti Money Laundering Requirements

The successful purchaser/lessee will be required to provide the usual information to satisfy AML requirements upon agreement of Heads of Terms.

EPC

The property has an energy performance assessment rating of B (42) 2020.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information, or to arrange a viewing, please contact the joint agents:



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