

TO LET

CORUM 1&2,
CORUM OFFICE
PARK, WARMLEY,
BRISTOL
BS30 8FJ

1,093 - 8,389 sq ft
101.54 - 779.34 sq m

- Comfort cooling/heating
- LG7 lighting. Raised access floors.
- Secure cycle parking area.
- Excellent parking ratio of 1:370

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LOCATION

Corum Office Park is situated off the A4174 Avon Ring Road, and conveniently located mid-way between Bristol and Bath. The A420 is just 400 yards to the north and the A4 is approximately 1.5 miles to the south. The Bristol/Bath Cycleway runs directly past Corum Office Park.

DESCRIPTION

High specification offices located close to A4174 Avon Ring Road and Bristol to Bath cycle track. Fully DDA Compliant with parking.

Excellent facilities including secure cycle parking and showers.

ACCOMMODATION

Corum 1 & 2 are three storey buildings set in a mature attractive landscaped environment. The suites benefit from the following:

- Comfort Cooling/Heating
- LG7 Lighting
- Raised access floors
- Lift in central zone
- Double glazed opening windows
- Capped services to allow for kitchenette
- Shower facilities
- Fully DDA compliant
- BREEAM 'very good' rating
- Secure cycle parking area
- Excellent parking ration of 1:370
- EPC rating of B

Name	Size
Ground Floor - Suite 1 & 2	2,037 sq ft (189.24 sq m)
Ground Floor - Suite 3, 4 & 5	3,046 sq ft (282.97 sq m)
Ground Floor - Suite 2	1,103 sq ft (102.47 sq m)
First Floor	2,203 sq ft (204.66 sq m)

- Suite 7&8

Total 1,093 - 8,389 sq ft (101.54 - 779.34 sq m)

PLANNING USE

BREEAM 'Very Good' rating

TERMS

The offices are available by way of a new lease for a term of years to be agreed. Further terms available on application to the agents.

RENT

On application.

RATEABLE VALUE

The tenant will be responsible for the payment of business rates.

EPC

EPC rating of C (54).

LEGAL COSTS

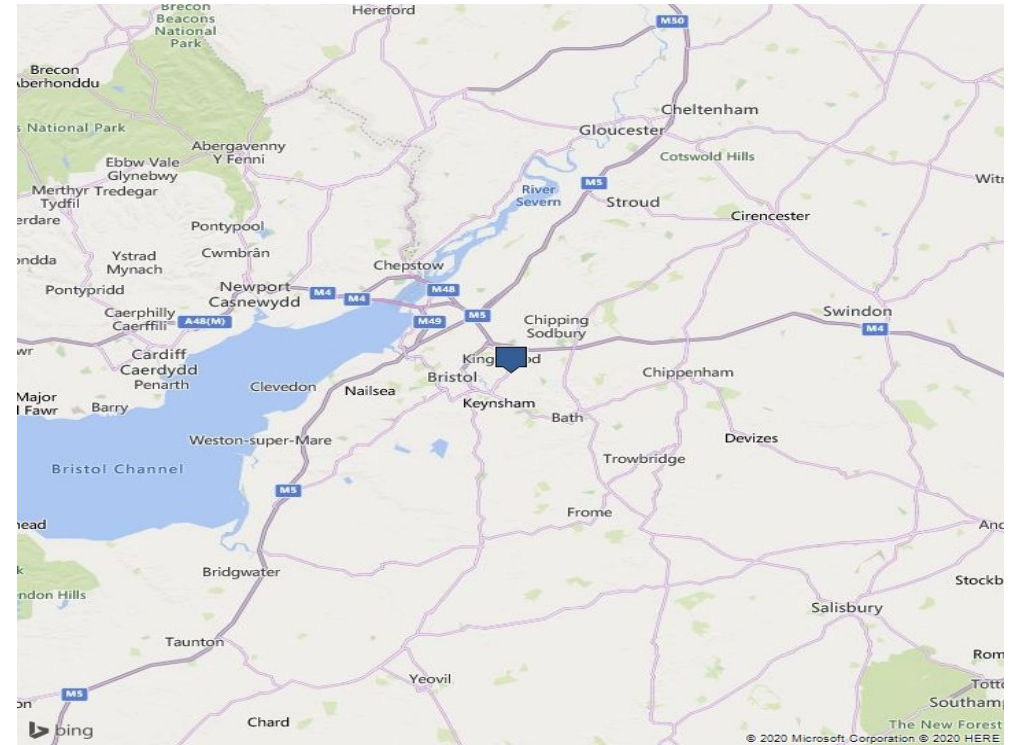
Each party is to be responsible for their own legal costs incurred in any transaction.

VAT

All prices are quoted exclusive of VAT at the prevailing rate.

VIEWING

Strictly by appointment with agents.



CONTACT

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