Woodlands Court

TO LET

Available accommodation
2,031 - 10,551 sq ft
(189 - 980 sq m)

DESCRIPTION

Woodlands Court is an attractive office scheme with circa 38,000 sq ft of high quality accommodation spread across 10 buildings. The park is situated adjacent to junction 16 of the M5 with excellent access to the M4/M5 interchange.

Local occupiers include:

RHEINMETALL GROUP

Countrywide

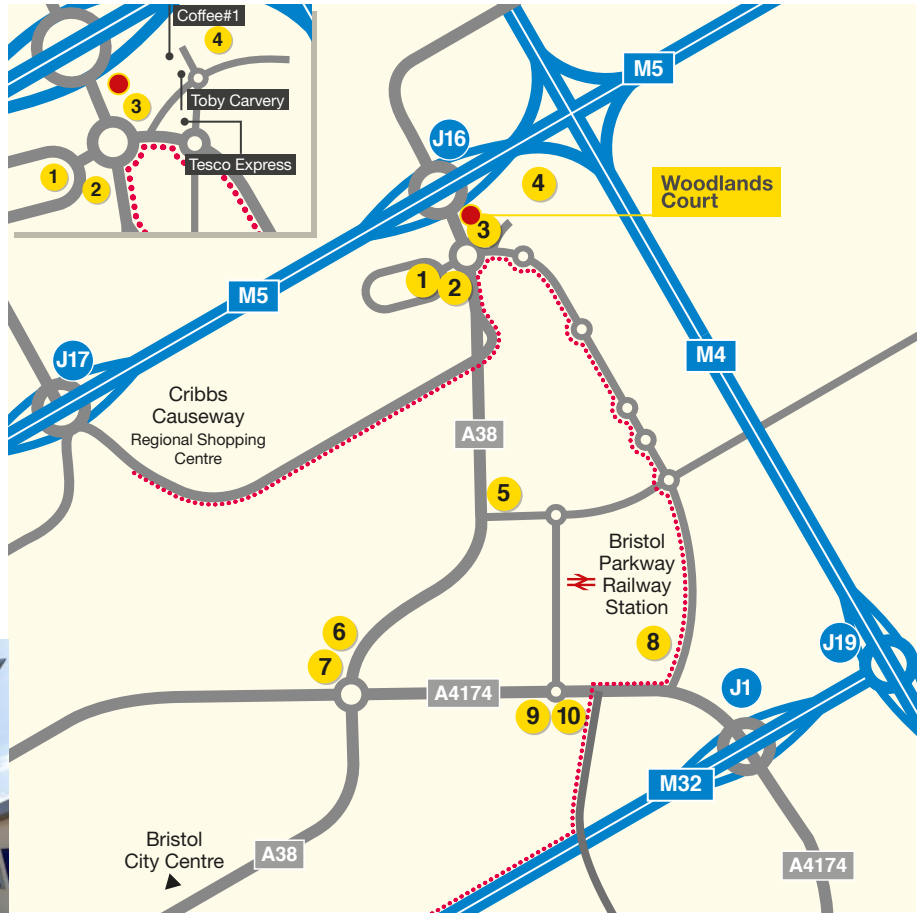
Evolved Intelligence
Innovation in an interconnected world

woods

- ✓ Excellent business location
- ✓ Adjacent to junction 16 of the M5
- ✓ Located 4 miles from the city centre
- ✓ 2 miles from Bristol Parkway
- ✓ Attractive landscaped courtyard
- ✓ Quality office accommodation

1. The Aztec Centre
2. Aztec Hotel & Spa
3. Double Tree by Hilton
4. RAC
5. Rolls Royce
6. Airbus
7. BAE Systems
8. Aviva
9. MOD Abbeywood
10. UWE

MetroBus



LOCATION

Drive times

Woodlands Court lies approximately 4 miles north east of Bristol city centre.

Cribbs Causeway	4 miles
Bristol city centre	4 miles
Cardiff	41 miles
Bath	18 miles
Exeter	81 miles
Reading	76 miles
Birmingham	90 miles
London	117 miles

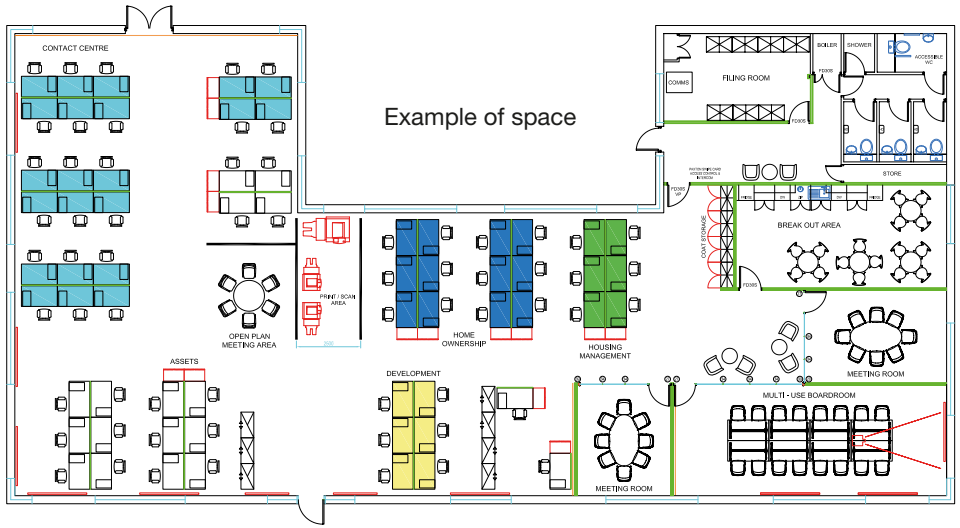
Train times from Bristol Parkway

Bristol Parkway is situated just 2 miles and provides direct services to London.

Cardiff	31 mins
Reading	50 mins
Birmingham	1 hour 12 mins
Exeter	1 hour 34 mins
London	1 hour 12 mins

SPECIFICATION

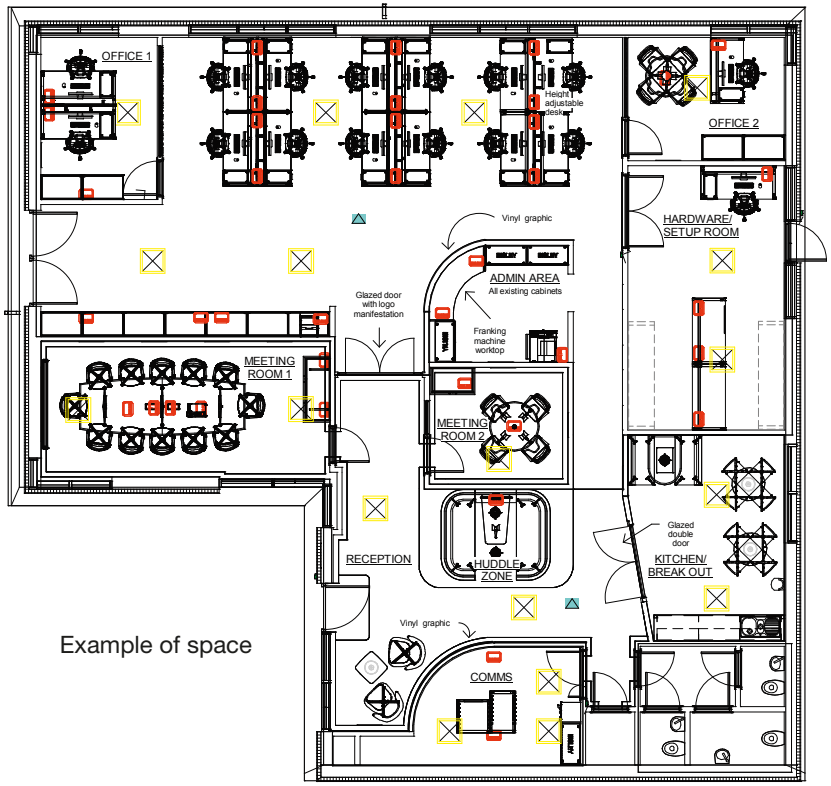
- ✓ Primarily open plan accommodation with 3 large meeting rooms, kitchen/break out area and comms room
- ✓ Suspended ceilings with LED lighting
- ✓ Full access raised carpeted floors
- ✓ Double glazing
- ✓ Male/female and disabled WC facilities
- ✓ Shower and bike storage facilities
- ✓ Attractive landscaped courtyard



AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

Unit	Floor Area	Car Parking
10	5,724 sq ft (531.77 sq m)	26



Example of space

AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

Unit	Floor Area	Car Parking
9	2,796 sq ft (259.76 sq m)	12

SPECIFICATION

- ✓ Primarily open plan accommodation with various meeting rooms, kitchen/break out area and comms room
- ✓ Suspended ceilings with LG 7 lighting
- ✓ Air conditioning
- ✓ Full access raised carpeted floors
- ✓ Double glazing
- ✓ Male/female and disabled WC facilities
- ✓ Bike storage facilities
- ✓ Attractive landscaped courtyard

SPECIFICATION

- ✓ Open plan office accommodation due to be refurbished to a high standard with the following specification:
- ✓ Suspended ceilings with LED lighting
- ✓ Full access raised carpeted floors
- ✓ Double glazing
- ✓ Male/female WC facilities
- ✓ Bike storage facilities

AVAILABLE ACCOMMODATION

The available accommodation has been measured on an approximate net internal floor area basis.

Unit	Floor Area	Car Parking
1	2,031 sq ft (189 sq m)	9

Example of space

TERMS

A new effectively full repairing and insuring lease, by way of a service charge, is available direct from the landlord.

RENT

On application.

EPC

To be reassessed.

VAT

We understand that the building is elected for VAT and therefore VAT is payable on all prices.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING

Viewing strictly by appointment through the joint agents.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HTC/C Hollister HD2427 08/2021.

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