



**St. Andrew's House**  
St. Andrew's Road  
Avonmouth  
Bristol  
BS11 9DQ

**Serviced office suites**

**175 to 6,397 Sq Ft  
(16.21 to 594.35 Sq M)**

- Flexible lease terms available
- Generous parking provision
- Less than 1 mile from Junction 18 M5 motorway

On the instructions of



**THE BRISTOL PORT COMPANY**

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## LOCATION

St. Andrew's House is located at St. Andrews Road, Avonmouth. Junction 18 of the M5 is less than 1 mile from St. Andrew's House, less than 2 minutes by car. The M49 motorway is 2 miles away and the M4/M5 Motorway Interchange is 8 miles from the property. Central Bristol is easily accessed via the A4 Portway. Avonmouth train station is within half a mile from the property.

St. Andrew's House sits adjacent to the main entrance of Avonmouth Docks, providing easy access to the extensive facilities provided by The Bristol Port Company.

A wide range of occupiers trade in close proximity to St. Andrew's House include a BP Service Station, Subway, Costa Express, Co-Op, Toolstation, Screwfix and Costco.

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## DESCRIPTION

St. Andrew's House comprises a purpose built office building, providing office suites of various sizes. The suites have panel lighting and perimeter trunking. A passenger lift provides access to each floor. There is ample on site parking for the use of tenants.

The Bristol Port Company canteen is located on the ground floor and is available for use by St. Andrew's House tenants.

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## TERMS

Suite's are available by way of new internally repairing and insuring lease have term of years to be agreed.

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## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal area basis. The floor areas are noted below:

	Sq M	Sq Ft
Room 133	16.21	175
Rooms 134–137	112.70	1,212
Rooms 101–120	465.44	5,010
<b>Total</b>	<b>594.35</b>	<b>6,397</b>

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## BUSINESS RATES

Prospective tenants are advise to make their own enquiries of the rating authority in the respect of rates payable for the suite of interest.

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## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

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## RENT

Rent available upon request.

Rent payable is inclusive of utility charges.

**SUBJECT TO CONTRACT**

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## VAT

All figures quoted are exclusive of VAT, if applicable.

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## EPC

The building has an energy performance rating of E.

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## FURTHER INFORMATION

For further information contact the sole agents:

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**For Identification Purposes Only**

## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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March 2024

**Carter Jonas**