



# **LAKE VIEW**

**BRISTOL BS34 8SW**

**MODERN OFFICE SPACE IN A PARKLAND SETTING NEAR PARKWAY TRAIN STATION  
BRIERY FURLONG, STOKE GIFFORD BRISTOL  
TO LET**





AVIVA

AVIVA





## STUNNING LAKE AND PARKLAND SETTING

Lake View is situated in its own landscaped grounds, benefitting from an impressive full height reception, excellent cycle parking, shower facilities and extensive on site amenities. It is ideally located, just 11 minute's walk from Bristol Parkway Train Station.



**SUITES AVAILABLE FROM APPROX.  
8,850 SQ FT – 88,000 SQ FT**



# THE BUILDING

The available accommodation provides the following outline specification:-

- Open plan
- Fully fitted option
- Raised floors
- Suspended ceilings with recessed LED lighting
- Air conditioning
- Double glazed windows
- Male, Female and accessible WC facilities
- 1:160 sq. ft. parking ratio
- Extensive rooftop solar photovoltaic system providing energy to the building
- Backup power – UPS and diesel generators



## ACCOMMODATION

Office suites are available from  
approx. 8,850 sq. ft. – 88,000 sq. ft.  
Additional space may be available  
by agreement.





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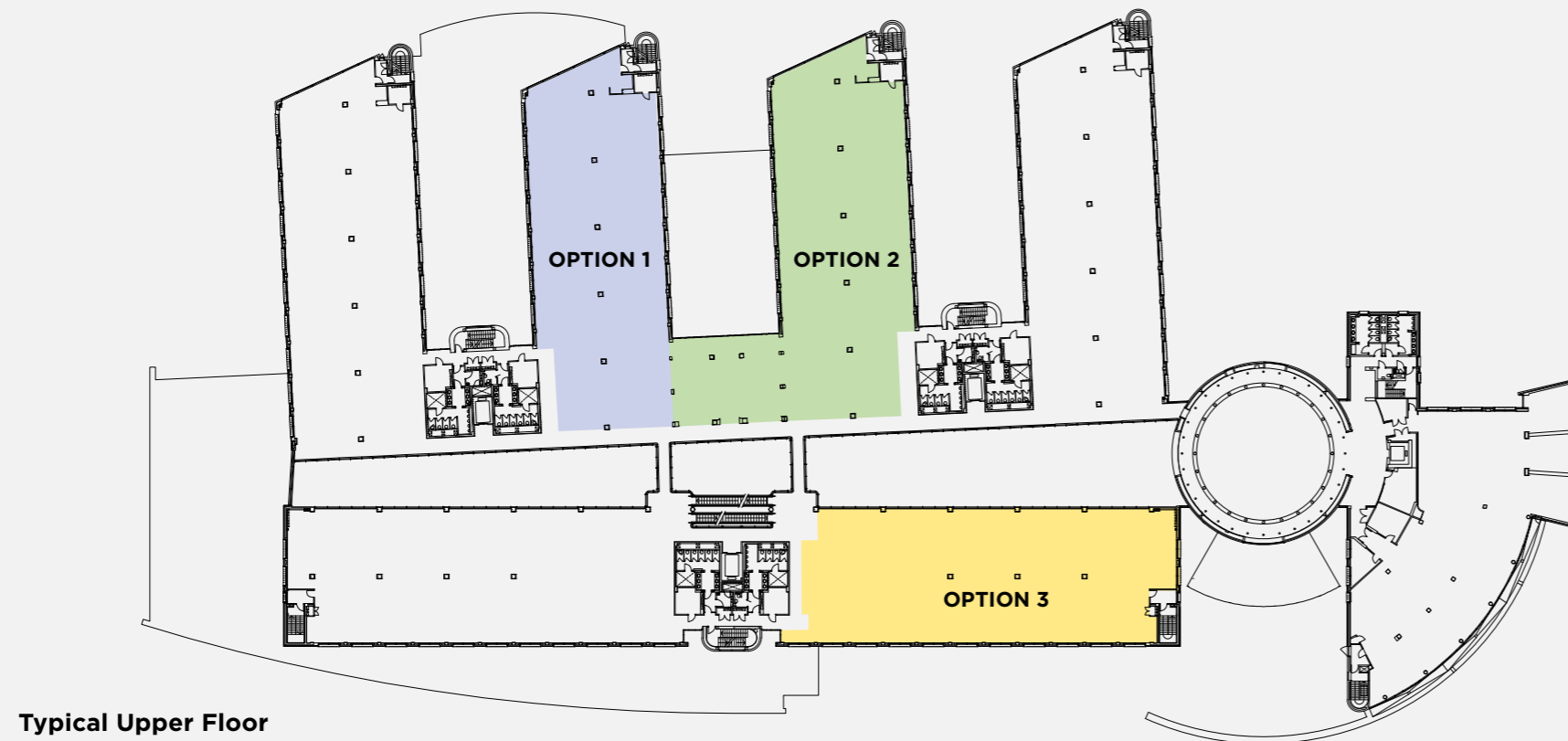
# AVAILABILITY

BRIERLY FURLONG



Concourse Floor

BRIERLY FURLONG



Typical Upper Floor

# SCHEDULE OF AREAS

## Concourse Floor

AREA	sq ft	sq m
Restaurant / Utility Area	21,821	2,027.2

## Typical Upper Floor

MODULES AVAILABLE FROM 8,857 SQ FT UPWARDS

EXAMPLE AREAS	sq ft	sq m
Option 1	8,857	822.8
Option 2	10,774	1,001
Option 3	9,268	861





MORE THAN JUST  
A PLACE OF WORK



FULLY  
EQUIPPED GYM



SOLAR PHOTOVOLTAIC  
ROOFTOP SYSTEM



SQUASH  
COURT



FULLY EQUIPPED  
SPORTS HALL



RESTAURANT



STUNNING GROUNDS  
& SURROUNDINGS



ELECTRIC CAR  
CHARGING POINTS



BIKE  
STORAGE



SHOWERS &  
LOCKER FACILITIES



HIGH TECH  
SPECIFICATION



ENERGY-EFFICIENT  
LED LIGHTING



ECO CLIMATE  
CONTROL



**DIRECT ACCESS  
TO THE M32 THE MOTORWAY  
NETWORK AND  
BRISTOL CITY CENTRE WITHIN  
7 MILES TO THE SOUTH**



CARDIFF & M5

LONDON

M4

M32

A4174

BRISTOL

BRISTOL PARKWAY  
TRAIN STATION

STOKE GIFFORD  
BYPASS

CREST NICHOLSON  
HIGHBROOK PARK

LIDL

UNIVERSITY OF  
WEST OF ENGLAND  
(UWE) FRENCHAY CAMPUS

**LAKE VIEW**  
BRISTOL BS34 8SW

THE RANGE

MOD (NORTH)

EVERLAST GYM

A4174

UWE WISE CAMPUS

SAINSBURY'S

MOD  
ABBAY WOOD

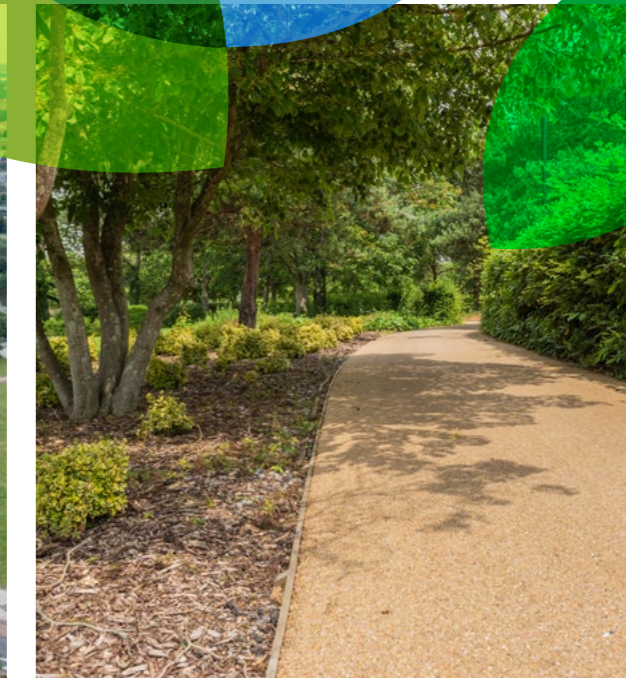
HOLIDAY INN  
EXPRESS

A4174

ABBAY WOOD  
RETAIL PARK



# THE AMENITIES INSIDE AND OUT









### Terms

The accommodation is available on a new effectively full repairing and insuring sublease/s by way of a service charge for a term to be agreed. Service charge details are available from the agents.

### Costs

Each party to bear their own costs incurred in the transaction.

### EPC

The EPC rating for the property is a C (53).

### Rent

On application to the sole agents.

### Enquiries

Please contact the sole agents for further information or to make arrangements to view.

### Richard Kidd

**E** richard.kidd@cbre.com

**T** 0117 943 5768

### Alex Riddell

**E** alex.riddell@cbre.com

**T** 0117 943 5885



## lakeviewbristol.co.uk

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