

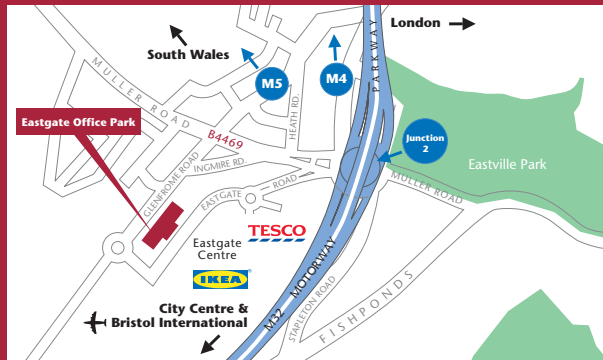
Units 6, 7, 8 & 9
Eastgate Office Park, Eastville, Bristol

- From 2,200 – 11,332 Sq ft. (204,38 - 1,052.74 sq. m.) available to let

**Knight
Frank** 

Location

The Eastgate Centre is prominently located on Eastgate Road, close to Junction 2 of the M32 Motorway, approximately 2 miles north of Bristol City Centre. The building enjoys excellent access to the M4 and M5 Motorways, via the M32, and to Bristol Parkway and Bristol Temple Meads Railway Stations.



Description

The Eastgate Centre is a well managed office campus, situated within an attractive, secure, landscaped courtyard environment. The property is located close to the Tesco Superstore, Ikea and the Eastgate Retail Centre, which provides a range of retail and leisure facilities.

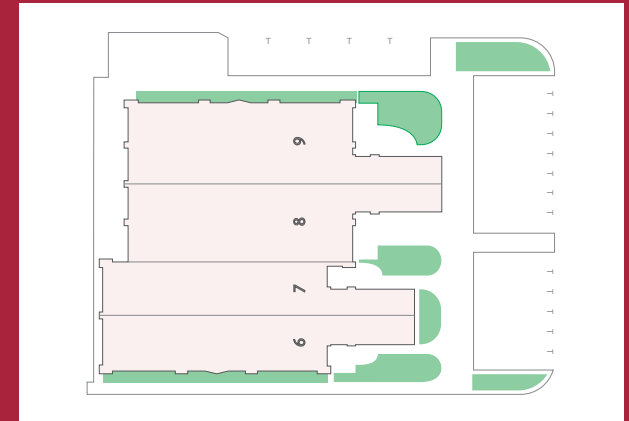
The properties form part of a terrace of office buildings of brick and tile construction, set amongst attractively landscaped grounds. The available offices provide for self contained single or interlinked units over three storeys. There is currently a mixture of open plan and cellular office accommodation, fitted out to an attractive standard including the following:

- 34 on site car parking spaces
- Gas Fired Central Heating
- Potential for separate entrances to each unit
- Suspended ceilings with recessed lighting
- 8 person passenger lift between Units 8 and 9
- Burglar and fire alarms
- Double Glazing with tinted windows
- Perimeter trunking
- Kitchen facility (Unit 6)
- Male, female & disabled WC facilities





	Unit 6	Unit 7	Unit 8	Unit 9	Total
	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	
Ground	728	722	1,159	1,163	3,773
First	725	722	1,114	1,130	3,692
Second	768	759	1,169	1,165	3,863
Total	2,221	2,203	3,442	3,458	11,328
Car Spaces	7	7	10	10	34



Lease

The units are held on separate leases expiring on 28 September 2015. We are seeking to assign our client's leases however the units can be available on new subleases by arrangement.

Rent

Upon application.





0117 945 8814

Contact:

Claudia Giles

claudia.giles@knightfrank.com

Richard Crane

richard.crane@knightfrank.com

www.knightfrank.com

Crown House, 37/41 Prince Street, Bristol BS1 4PS

Subject to contract

March 2006

Important notice

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