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

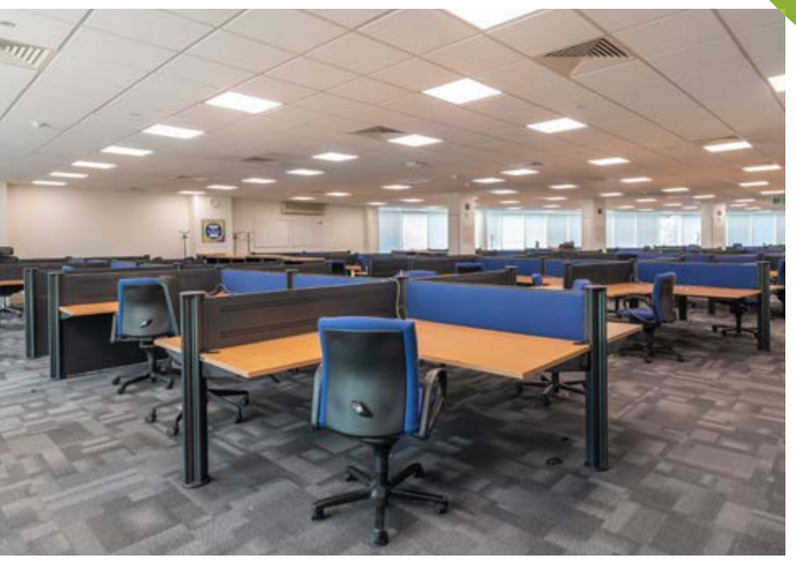
STUNNING LAKE AND PARKLAND SETTING

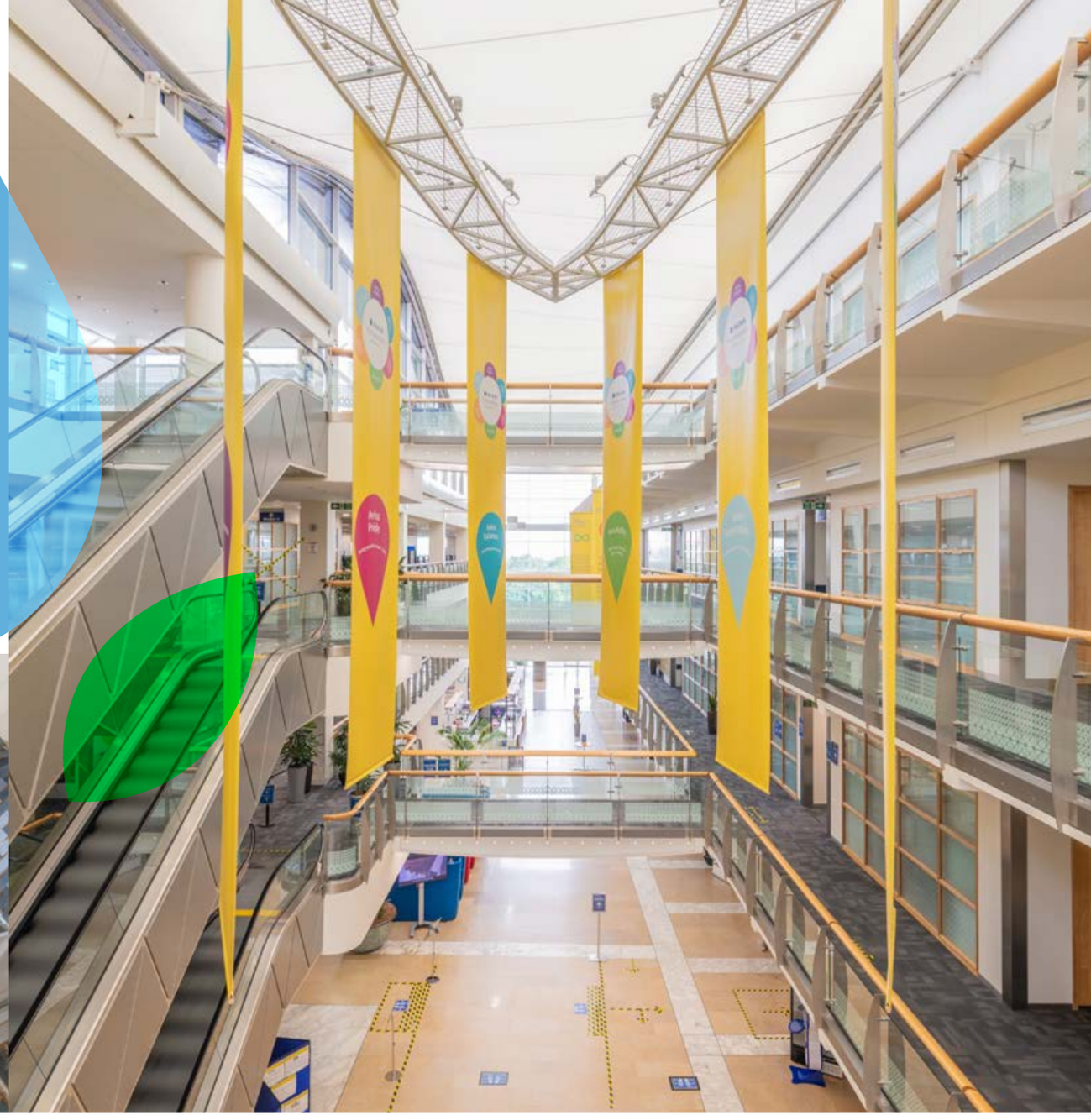
Lake View is situated in its own landscaped grounds and benefits from an impressive full height reception, excellent cycle parking and shower facilities and extensive on site amenities plus it is ideally located, just 11 minutes walk from Bristol Parkway Train Station.

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.

LAKE VIEW

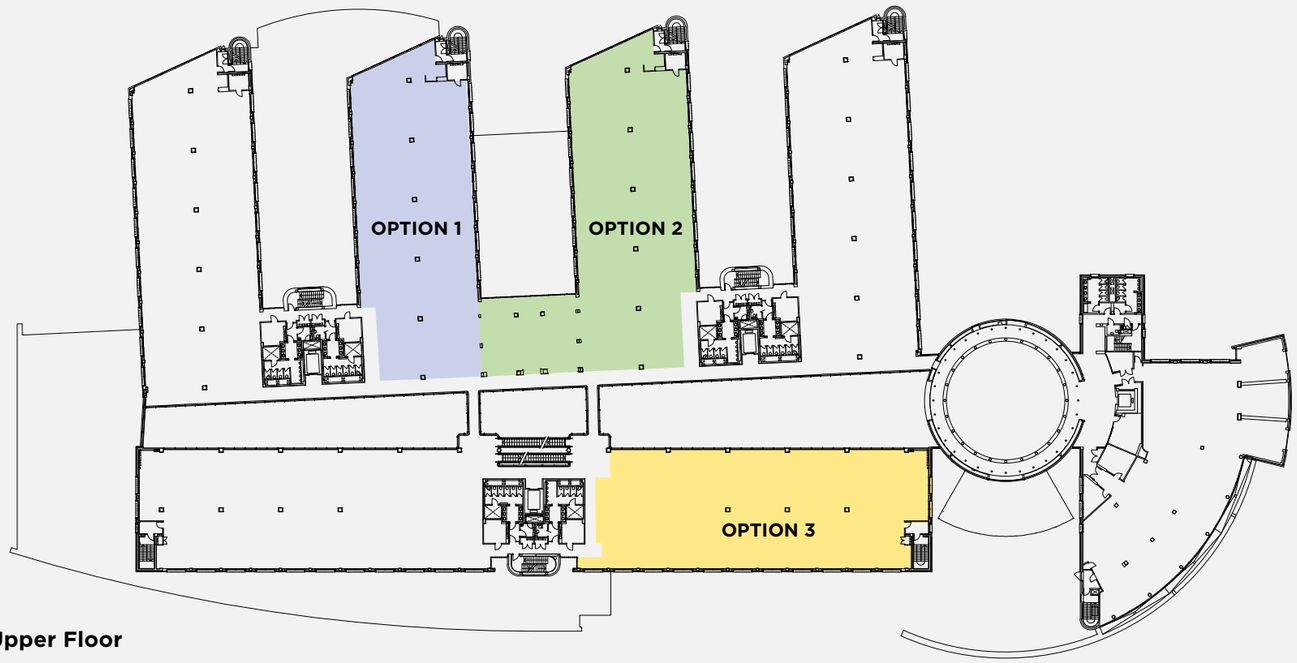
BRISTOL BS34 8SW

AVAILABILITY

BRIERLY FURLONG

Concourse Floor

BRIERLY FURLONG



Typical Upper Floor

SCHEDULE OF AREAS

Concourse Floor

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

Typical Upper Floor

MODULES AVAILABLE FROM 9,457 SQ FT UPWARDS

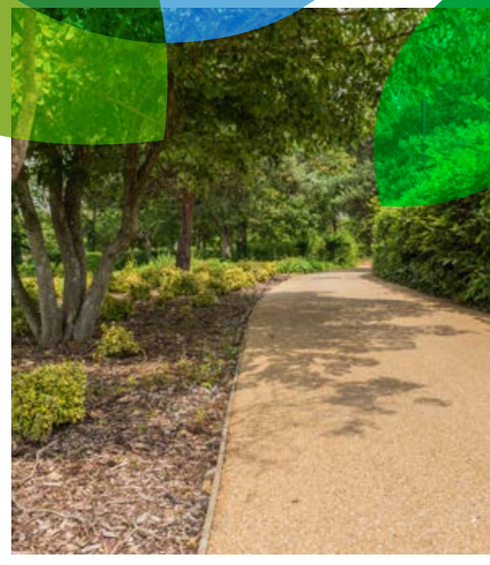
AREA	sq ft	sq m
Option 1	8,857	822.8
Option 2	10,774	1,001
Option 3	9,268	861

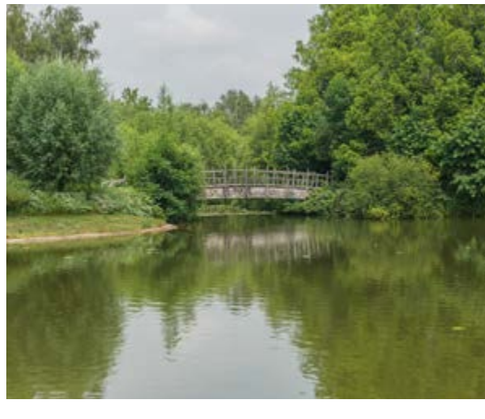
MORE THAN JUST A PLACE OF WORK

- 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
STOKE GIFFORD
BYPASS
BRISTOL PARKWAY
TRAIN STATION
CREST NICHOLSON
HIGHBROOK PARK
LIDL
UNIVERSITY OF
WEST OF ENGLAND
(UWE) FRENCHAY CAMPUS
THE RANGE
MOD (NORTH)
A4174
EVERLAST GYM
SAINSBURY'S
LAKE VIEW
BRISTOL BS34 8SW
UWE WISE CAMPUS
MOD
ABBEY WOOD
HOLIDAY INN
EXPRESS
A4174
ABBEY WOOD
RETAIL PARK

THE AMENITIES INSIDE AND OUT





#GAINZ
CYBEX

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.

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