

# SATELLITE HOUSE, SATELLITE BUSINESS PARK BLACKSWARTH ROAD, ST ANNES

BRISTOL  
BS5 8AU



- Flexible office space
- Mix of open plan and cellular accommodation spread over ground and first floor
- Maintained to a high standard
- On site car parking

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## TO LET

OFFICE BUILDING – 86.38-217.38 sq m (930-2,340 sq ft)

# HOOTONS

0117 933 9915

The Coach House,  
1 Hurle Rd, Clifton,  
Bristol BS8 2SY

## LOCATION

Situated in East Bristol, near the Junction of Netham Road and Blackswarth Road, providing easy access to the A4320, linking to Junction 3 of the M32, and subsequently Junction 19 of the M4 Motorway.

## DESCRIPTION

The premises comprise a mix of open plan and cellular accommodation spread over the ground and first floor. The property benefits from fluorescent lighting, WC facilities, kitchenettes, a lift between upper ground and first floor, as well as being carpeted throughout.

## ACCOMMODATION

The approximate net Internal floor areas are as follows:

Ground floor	86.38 sq m (930 sq ft)
First floor	217.38 sq m (2,340 sq ft)
<b>Total</b>	<b>303.76 sq m (3,270 sq ft)</b>

## TERMS

The premises are available by way of a full repairing and insuring lease for a term to be agreed.

## VAT

VAT is chargeable on this property.

## RENT

£5 psf per annum.

## BUSINESS RATES

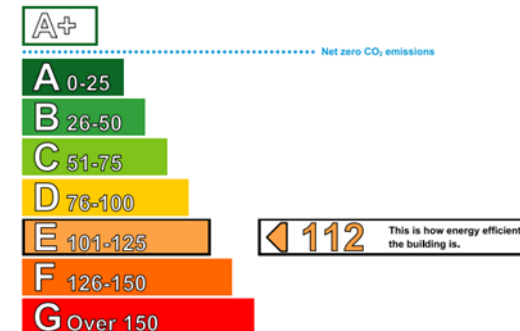
Rateable Value: £5,900 for the ground floor and £13,549 for the first floor

Rates Payable (2020/21) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Each party will be responsible for their own legal costs in connection with this transaction.

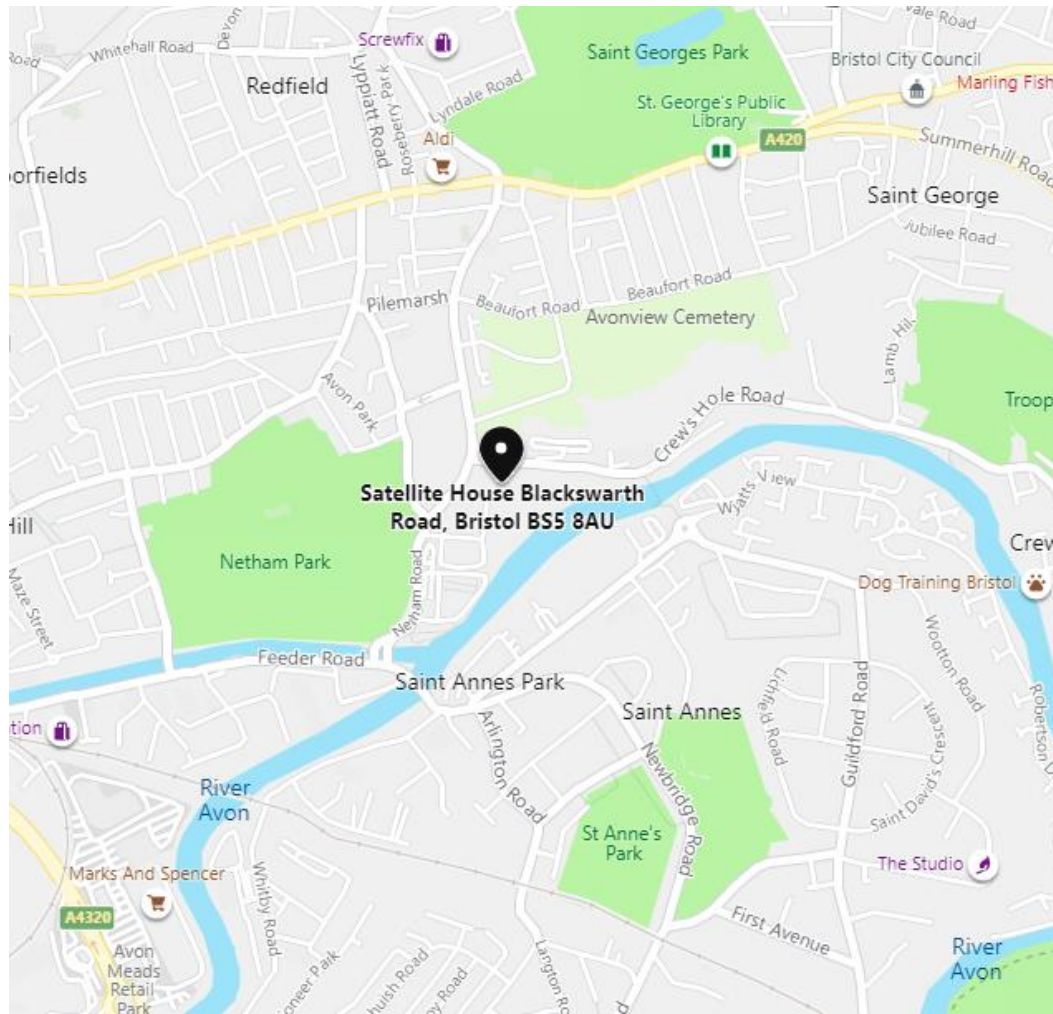
## ENERGY PERFORMANCE CERTIFICATE



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