



TO LET/FOR SALE OFFICES

283 Speedwell Road, Bristol BS5 7SY

**Modern purpose built office building comprising
1st floor 753 sq ft (70m²)
Ground floor 688 sq ft (64m²)
+ 4 car parking spaces**

**Existing B1 consent but would suit alternative uses
subject to statutory consents**

**Available to rent on new flexible lease terms at
£9,000 per annum exclusive for the first floor
£8,300 per annum exclusive for the ground floor
or for sale as a whole guide price OIRO £150,000**

Rateable value 1st floor 6,000 – Ground floor £5,700

These summary particulars are in draft form only and are subject to landlord's approval and are issued subject to the full particulars together with conditions attached to them which are available upon request.

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**Surveyors
Valuers &
Agents**

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