



J3

Junction 3 Office Space

Modern office accommodation to let

- Second Floor, 2,247 sq ft (209 sq m)
- City-centre fringe office accommodation
- East-Central Bristol - 5 minutes from Stapleton Road station
- Excellent bus, walking and cycling links

Rent: £36,000 - £40,000 per annum exclusive

Overview & Location

Constructed in 2013, Junction 3 Library & Cultural Centre is a striking modern building occupying a prominent position in Baptist Mills, East Bristol. The available accommodation comprises the entire second floor, extending to approximately 2,247 sq ft (209 sq m NIA).

The accommodation currently provides a mix of private offices, meeting rooms, interview rooms, breakout space and ancillary facilities arranged around a central circulation area. The flexible layout is capable of accommodating a range of office, administrative and service-based occupiers.

Access is provided via the building's main entrance, with passenger lift and stair access serving the upper floors.

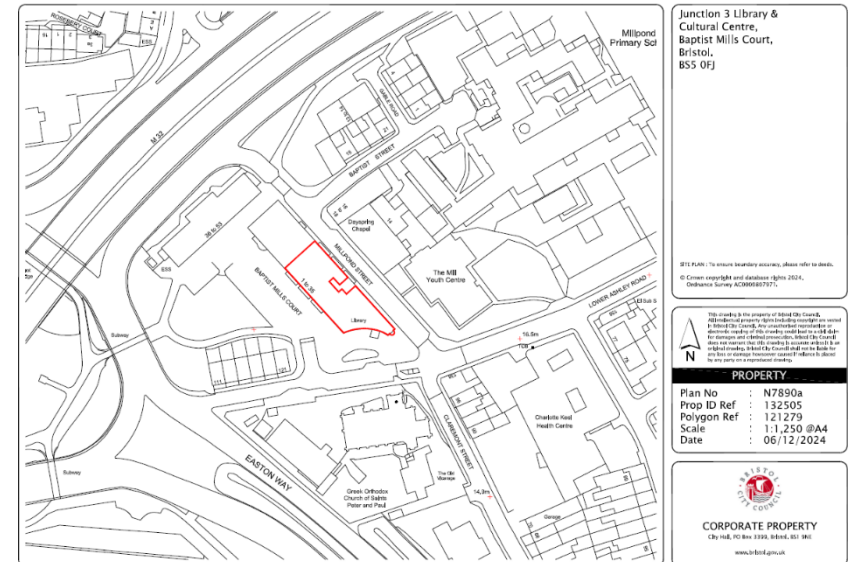
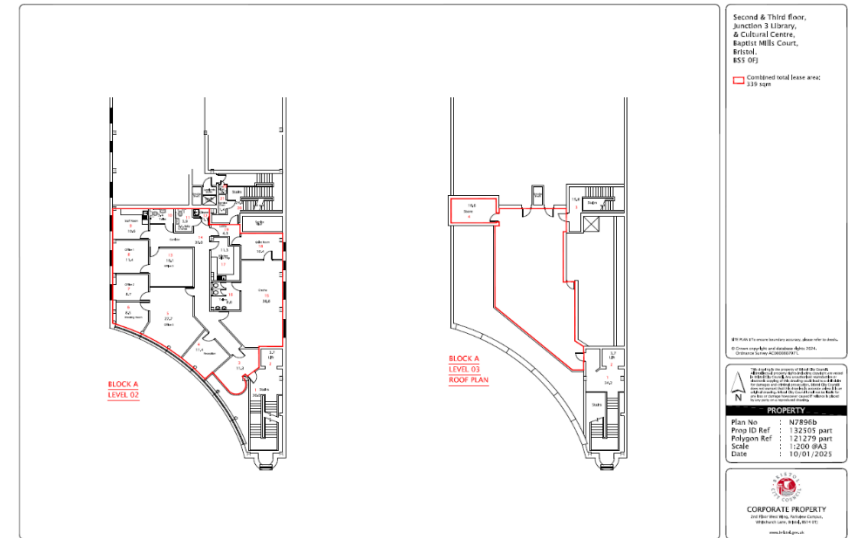
Key Features

- Modern building
- Lift access
- Flexible layout
- Meeting rooms
- City-centre fringe location
- Excellent public transport links



Location

- Approx 5 minutes' walk from Stapleton Road railway station
- Easy walking and cycling access to Bristol city centre
- Close to Cabot Circus and Temple Meads
- Prominent position between St Pauls and Easton
- Frequent bus services operate along nearby Stapleton Road and Easton Road, providing convenient connections across Bristol
- Convenient access to the M32 and wider motorway network



Accommodation	Sq ft	Sq mtr
Second Floor	2,247	209

The floor plan illustrates the current layout. Prospective occupiers should satisfy themselves as to suitability for their own operational requirements.

Terms & Contact

Quoting Rent

£36,000 - £40,000 per annum exclusive

Exclusive of business rates, utilities, service charge and insurance.

The accommodation is available following vacation by the current occupier. Lease terms are available on application.

EPC and further property information available on request.



Viewing strictly by appointment

Corporate Landlord
Bristol City Council

Email: community.buildings@bristol.gov.uk



These particulars are intended as a guide only and do not constitute an offer or contract.
Interested parties should satisfy themselves as to the suitability of the accommodation for their requirements.