



## Lysander House

Catbrain Lane, Cribbs Causeway, Bristol, BS10 7TQ

**Prominent ground floor office suites with exceptional connectivity and on-site parking.**

**3,843 to 18,164 sq ft**  
(357.03 to 1,687.49 sq m)

- Close proximity to M5 J17
- High quality office accommodation
- VRF air conditioned with raised access floors
- On site parking ratio 1:303 sq ft
- Cycling and shower facilities
- BREEAM Excellent Rating and EPC Rating C

## Summary

<b>Available Size</b>	3,843 to 18,164 sq ft
<b>Business Rates</b>	Between £7.56-£7.73 psf
<b>Car Parking</b>	East unit - 16 parking spaces   West unit - 12 parking spaces   1st Floor - parking 31 spaces
<b>VAT</b>	Applicable. The rent, service charge and other payments are subject to VAT at the appropriate rate.
<b>EPC Rating</b>	C (66)

## Description

Lysander House is a three storey high quality office building arranged with a central core and two office wings on each floor. The available accommodation is located on the ground floor with on-site car parking. The offices benefit from air conditioning, raised floor with floor boxes, suspended ceilings incorporating LG7 lighting. There is roof mounted solar panels on the building and cycling and shower facilities on site.

The East Suite is currently available by way of a new lease. The West Suite and 1st Floor is available by way of a new sub-lease for a term expiring March 2027. This accommodation can be offered fully furnished or open plan layout.

The ground floor suites and 1st floor could be available to let as a whole or separately, subject to negotiation.

## Location

Lysander House is positioned in a very prominent location overlooking Cribbs Causeway with exceptional connectivity with access to Junction 17 of the M5 motorway within just a quarter of a mile and the M4/M5 motorway interchange within 3 miles.

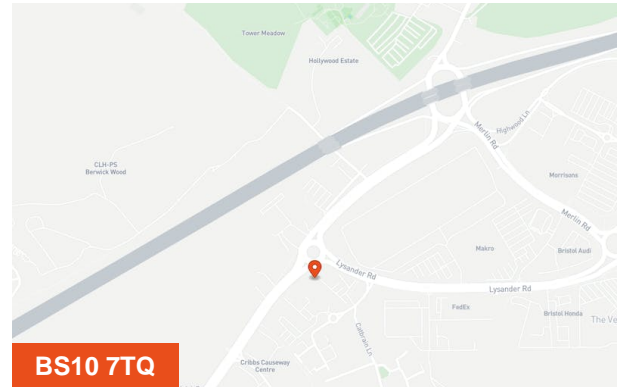
Bristol Parkway station is within 4 miles and 2 bus stops close to the building, on Catbrain Lane and Lysander road, provide frequent bus services linking Lysander House with Bristol city centre.

A larger number of amenities are on the doorstep with Cribbs Causeway regional shopping mall, just a short drive or 12 minute walk away, anchored by John Lewis and Marks & Spencer, The Venue with VUE cinema and numerous restaurants and Fitness First gym. B&Q, Morrisons and Asda are close by with Premier Inn Hotel located next door.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - East	4,975	462.19	Available
Ground - West	3,843	357.03	Available
1st	9,346	868.27	Coming Soon
<b>Total</b>	<b>18,164</b>	<b>1,687.49</b>	



## Viewing & Further Information

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