

# 3 ORCHARD COURT

CITY CENTRE / ST AUGUSTINES PARADE / HIPPODROME

**BRISTOL**  
SERVICED OFFICES

**BSO**

THE RIGHT SPACE IN THE RIGHT PLACE •



## HIGHLIGHTS

- 8 Grade A suites in a modern, bright and airy office building in historic cobbled St Augustine's Yard
- Space ranging from 140-563 sq. ft.
- Shared use of High-speed leased line & optional IP desk phones.
- Ground floor breakout/kitchen areas.
- Free to use meeting room with AV/TV
- Fully DDA compliant with disabled WC and Passenger lift to all floors
- Prime Orchard Court BS1 location
- 24/7 key pad & remote door access.
- Furnished with professional desks & office chairs.
- Showers facility (cycle parking\*)
- Utilities & cleaning included.
- Flexible terms: 3-12+ months.
- One fixed monthly rate.

\* at 7 Unity Street

## LOCATIONS, AMENITIES & TRAVEL

3 Orchard Court is situated in the heart of Bristol near to College Green. Park Street and the vicinity offers a plethora of premium leisure and retail outlets. Furthermore, many key locations in Bristol are easily accessible from here.

Bristol International Airport	9 miles
Bristol Temple Meads Train Station	3.7 miles
M32 (M4) Motorway via City Centre	2.5 miles
M5 (M4) Motorway via Cribbs Causeway	6.5 miles

Limited parking spaces available for additional monthly fee, subject to availability.

### 3 Orchard Court, Bristol, BS1 5DP

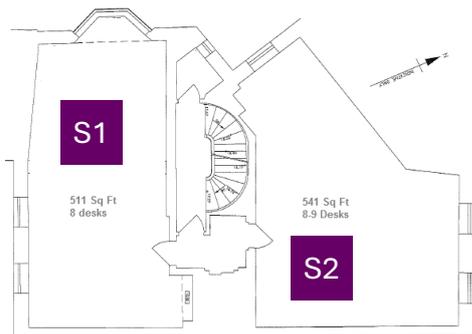
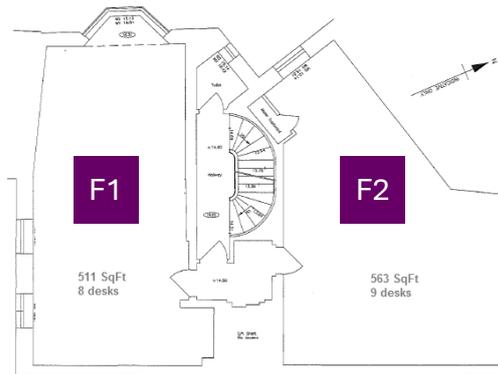
Find exact GPS location using What Three Words at:  
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**The right space in the right place.**

Email us at: [enquiries@bsoffices.co.uk](mailto:enquiries@bsoffices.co.uk)  
Call for a quote: **0117 325 6100**  
Book viewing at: [www.bsoffices.co.uk](http://www.bsoffices.co.uk)

## FLOOR PLANS



## IT &amp; TELEPHONY

- We provide free use of our leased line perfect for most businesses without special requirements\*
- Dedicated bandwidth and IP addresses\*\*
- Private Wi-Fi network for your office\*\*
- CAT 5e sockets to each office
- VLAN security separating each office creating private networks and allowing connection of multiple offices easily
- IP business phones with sophisticated online call and number management with any UK or International area code or transfer your number in from another provider\*\*\*
- IT & Telephony services, hardware and support packages for your business available from our IT & Telephony partners SOP as an add-on for complete peace of mind.

\* High speed leased line internet provided free of charge for fair standard business usage. \*\* Additional setup/monthly applies depending on requirements. \*\*\* Per handset monthly charge plus calls apply

## PEACE OF MIND

Our offices are not featureless, cheap solutions they are very well planned and executed new homes for your business and protection for your company's image from the very first day you move in.

## As standard you can expect from us:

- No additional charges for additional desks or chairs if your company grows or if you need some extra space and some taking away
- The ability to Upsize/Downsize your office mid-contract providing new contract is signed and on letting of old office if downsizing.
- Internet access always included
- 24/7/365 access to your office
- All utilities, cleaning and maintenance covered within your single monthly fee
- CCTV security in all locations
- Freedom to put things up in your office or decorate subject to re-instatement
- Only a one month deposit required

Email us at: [enquiries@bsoffices.co.uk](mailto:enquiries@bsoffices.co.uk)  
 Call for a quote: 0117 325 6100  
 Book viewing at: [www.bsoffices.co.uk](http://www.bsoffices.co.uk)

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