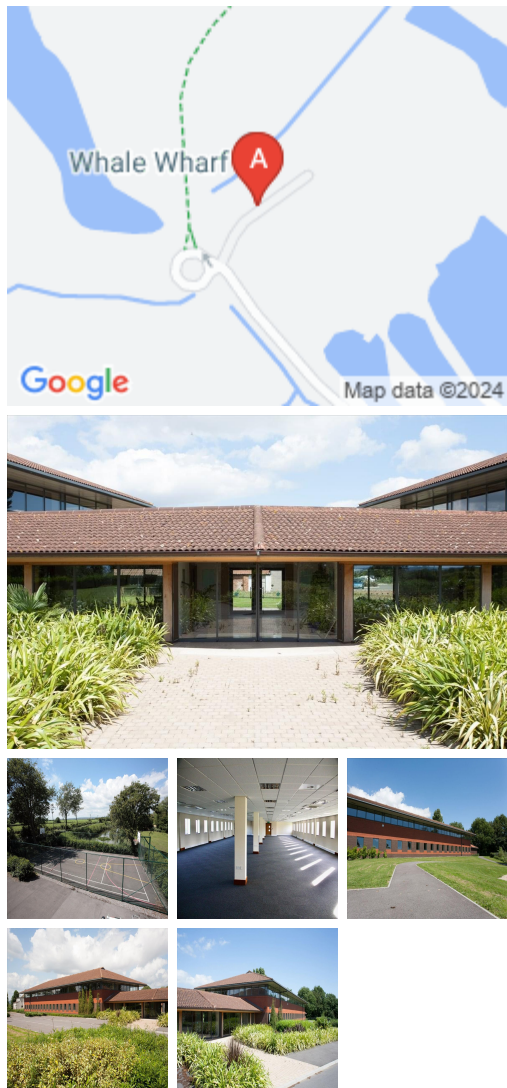


Baleen House

Littleton-upon-Sever BS35 1NP



Located in a picturesque rural setting, this work centre offers stunning and inspiring views of the beautiful countryside and the River Sever that are truly unparalleled. Situated just a short ten-minute drive from the M4/M5 interchange and five minutes from Junction 1 M48, this location is exceptionally well-connected and easily accessible, providing effortless access to regional hubs in the southwest, the West Midlands, and central southern counties. The proximity to Bristol City Centre, just 15 minutes away, provides an abundance of cultural and leisure activities for those looking to enjoy some downtime.

This centre offers tenants an opportunity to work in an air-conditioned modern building equipped with the highest standards. With CCTV surveillance, ample car parking spaces, 24-hour access, and disabled lifts, tenants can enjoy top-notch facilities. The oak doors and marble window sills add a touch of elegance to the interior decor. This work centre also offers modern technology, making it an ideal place for professionals seeking a formal and professional environment. Additionally, members can find beverages such as tea and coffee, providing a much-needed energy boost throughout the day. This light-filled office space is sure to meet all the business needs.

transport links

| | |
|---------------|-----------------|
| Underground | N/A |
| Train Station | Chepstow |
| Road Link | N/A |
| Airport | Bristol Airport |

Leased Spaces

- **Min Size** : 1 sq ft
- **Max Size** : 1 sq ft
- **Total Size** : 30648 sq ft
- **Min Term** : 1 mnths
- **Max Term** : 12 mnths