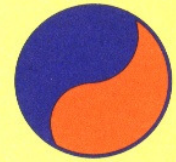


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

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BURSTON COOK

TO LET

GROUND FLOOR OFFICES, REFLECTIONS HOUSE, 26 OAKFIELD ROAD, CLIFTON, BRISTOL, BS8 2AT



- **1,205 SQ FT (112 SQ M)**
- **PRESTIGIOUS OFFICES**
- **NEW FLEXIBLE LEASE**
- **FITTED AND DECORATED TO A HIGH STANDARD**
- **UP TO 12 SECURE ON SITE PARKING SPACES**

SUBJECT TO CONTRACT

LOCATION

The property is situated in a prime location fronting onto Oakfield Road within a few hundred metres from its junction with Whiteladies Road which houses a wide variety of shops and restaurants.

Clifton remains one of the most popular office locations in Bristol favoured by many office occupiers due to the excellent working environment, improved parking facilities and the wide variety of retail and leisure facilities situated close at hand and being only approximately 1 mile from the north of Bristol city centre.

DESCRIPTION

Reflections House comprises an impressive period building within a secure courtyard environment.

The accommodation is situated over the ground floor level and benefits from shared male and female WCs facilities in addition to a kitchenette situated at second floor level.

The suite has been refurbished to a high standard including new decorations and carpets throughout and also benefits from perimeter trunking, gas fired central heating and Category II lighting.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suite comprises a net internal area of 1,205 sq ft (112 sq m).

TENURE

The premises are offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£14.50 per sq ft.

CAR PARKING

Up to 12 on-site car parking spaces are allocated at £1,000 per annum, per space, exclusive.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property

VAT

All rentals quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to pay their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

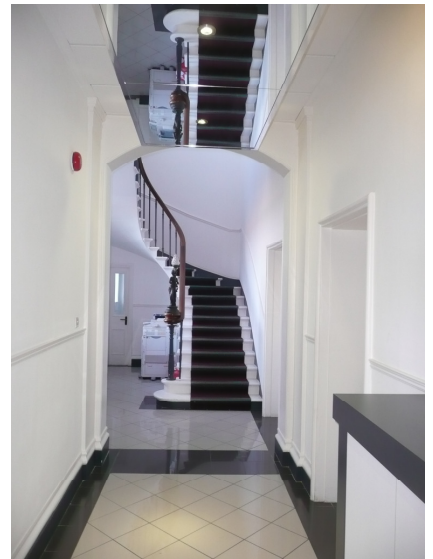
Strictly by appointment through the sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS or David Ball MSc

Tel: 0117 934 9977

SUBJECT TO CONTRACT



JANUARY 2012

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.