

Chartered Surveyors
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BURSTON COOK

**FROM ONLY £5.00 PER SQ FT
PLUS
FREE CAR PARKING SPACE!**

TO LET

**ALEXANDER HOUSE, TELEPHONE AVENUE,
BRISTOL, BS1 4BS**



- **OPEN PLAN OFFICE**
- **1,150 SQ FT (107 SQ M) - 3,450 SQ FT (321 SQ M)**
- **ON SITE CAR PARKING**
- **FROM £5.00 PER SQ FT, EXCLUSIVE**
- **LEASES FROM 12 MONTHS**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

Alexander House is situated fronting onto Telephone Avenue, within just 20 meters of Marsh Street, which links Baldwin Street to the Queen Square Roundabout.

DESCRIPTION

Alexander House is a purpose built modern office building.

Other facilities and finishes include suspended ceilings with recessed category II lighting, perimeter trunking, gas fired central heating and male and female WCs on alternate floors. There is a passenger lift leading directly in to each suite.

ACCOMMODATION

The office suites are situated over the first, fourth and fifth floors and comprises the following net internal areas: -

First Floor	1,150 sq ft	(107 sq m)
Second Floor	LET	
Third Floor	LET	
Fourth Floor	1,150 sq ft	(107 sq m)
Fifth Floor	1,150 sq ft	(107 sq m)
Total	3,450 sq ft	(321 sq m)

CAR PARKING

There is on site parking available.

LEASE

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

The lease is to be excluded from part II of the Landlords and Tenant Act 1954.

RENTAL

From £5.00 per sq ft, per annum, exclusive.

SERVICE CHARGE

A service charge is levied to cover a fair proportion of the landlord's costs in respect of cleaning, maintaining and repairing common parts, building insurance, heating the office suites and other common costs.

RATABLE VALUE

First Floor	Rateable Value 2008/09	£9,100	Rates Payable 2008/09 (approx)	£4,204
Fourth Floor	Rateable Value 2008/09	£9,200	Rates Payable 2008/09 (approx)	£4,250
Fifth Floor	Rateable Value 2008/09	£8,200	Rates Payable 2008/09 (approx)	£3,788

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after 4th January 2009.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Andrew Oliver or Sarah Bicknell

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

OCTOBER 2008

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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.