Chartered Surveyors
& Commercial Property Consultants
Partners
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BURSTON COOK

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

LAST FLOOR REMAINING

TO LET

ALEXANDER HOUSE, TELEPHONE AVENUE, BRISTOL, BS1 4BS

- **OPEN PLAN OFFICE**
- **1,150 SQ FT (107 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, forth and fifth floors and comprises the following net internal areas: -

First Floor	**LET**	
Second Floor	**LET**	
Third Floor	**LET**	
Fourth Floor	**1,150 sq ft**	**(107 sq m)**
Fifth Floor	**LET**	
Total	**1,150 sq ft**	**(107 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 from only 12 months upwards.

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

Fourth Floor	Rateable Value 2008/09	£9,200	Rates Payable 2008/09 (approx)	£4,250

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 David Ball
Tel: 0117 934 9977
Fax: 0117 930 0633

SUBJECT TO CONTRACT

OCTOBER 2008
(revised January 2012)

Last printed 10/01/2012 10:40 AMControl 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.