

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

**FROM ONLY £10PSF, EXC
PLUS FURTHER INCENTIVES AVAILABLE**

**SHORT TERM FLEXIBLE
LEASES FROM 6 MONTHS**

TO LET (MAY SELL)

APEX COURT, ALMONDSBURY BUSINESS CENTRE, ALMONDSBURY

*Modern open plan offices with parking on flexible terms form only
£10 per sq ft*



- **FLEXIBLE SHORT TERM LEASES AVAILABLE**
- **BUILDINGS AVAILABLE AS A WHOLE OR ON A FLOOR BY FLOOR BASIS**
- **ON SITE CAR PARKING**
- **FROM £10 PSF, EXC (RENTAL) & FURTHER INCENTIVES**
- **VARIOUS SUITES FROM 782 – 5,177 SQ FT (72.6 – 481.1 SQ M)**

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

The Almondsbury Business Centre is a modern purpose built office development on the Almondsbury Business Park, a well established commercial location on the North Bristol fringe, at the junctions of the M5 and M4 motorways with direct access via Junction 16 of the M5 leading directly to Junction 20 of the M4.

The property lies approximately 8 miles north of Bristol City Centre and within 2 miles of Bristol Parkway Railway Station.

DESCRIPTION

The available units at Apex Court provide an opportunity to acquire modern, open plan offices on unbeatable terms, within the popular and well located Almondsbury Business Park. We are able to offer whole buildings or on a floor by floor basis.

The buildings provide modern self contained office premises with open plan suites over three floors that are easily self contained and will benefit from full refurbishment and a good car parking ratio.

ACCOMMODATION

From our measurements, the net internal floor areas comprise the following:-

Unit 1

First Floor	796 sq ft	(73.9 sq m)
Second Floor	949 sq ft	(88.2 sq m) - LET
Total available	796 sq ft	(73.9 sq m)

Unit 2

Ground Floor	826 sq ft	(76.7 sq m) - LET
First Floor	799 sq ft	(74.2 sq m)
Second Floor	937 sq ft	(87.0 sq m)
Total available	1,736 sq ft	(161.2 sq m)

Unit 11

Ground Floor	937 sq ft	(87.0 sq m)
First Floor	782 sq ft	(72.6 sq m)
Second Floor	926 sq ft	(86.0 sq m)
Total	2,645 sq ft	(245.7 sq m)

TENURE

The buildings or individual suites are available by way of a new effectively full repairing and insuring leases, by way of a service charge for a term of years to be agreed, or the sale of a virtual freehold (999 year lease).

We can offer flexible short term leases from 6 months upwards.

RENTAL

From £10 per sq ft, per annum, exclusive.

PRICE

On application

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 October 2008.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable. We understand that VAT is payable on the rental and prices quoted.

LEGAL COSTS

Each party to bear their own legal costs.

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

JULY 2008

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.