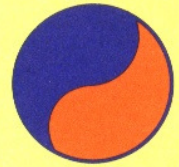


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**BURSTON COOK**

## ***HEADQUARTERS OFFICES***

# **TO LET**

**10 APSLEY ROAD, CLIFTON, BRISTOL,  
BS8 2SP**

***A FINE HEADQUARTERS OFFICE BUILDING TO BE  
REFURBISHED TO A HIGH STANDARD WITH  
CONTEMPORARY FINISHES AND 18 ON-SITE CAR SPACES***



- **CIRCA 5,187 SQ FT (481.98 SQ M)**
- **18 ON-SITE CAR SPACES...PLUS ON STREET PARKING**
- **NEW HIGH QUALITY REFURBISHMENT TO A CONTEMPORARY STANDARD**
- **PRIME CLIFTON LOCATION**
- **NEW LEASE FOR A TERM TO BE AGREED**

**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 property occupies a prime Clifton location fronting onto Apsley Road close to its junction with Pembroke Road, approximately 1½ miles north of Bristol city centre.

Clifton is one of Bristol's most popular office locations, offering an array of amenities close by to include a selection of day nurseries, high quality national and local retailers along Whiteladies Road and Clifton Village and a wide selection of restaurants and public houses.

A number of major occupiers are established in Clifton including the BBC, Jelf Group plc, Mazards Accountants and most recently Handelsbanken and Simply Health.

## DESCRIPTION

The property comprises a substantial detached period building, constructed to a high standard and is due to be comprehensively refurbished to a contemporary standard throughout to meet the needs of modern office occupiers, to include: -

- ❖ Full internal and external redecoration
- ❖ New contemporary carpeting throughout
- ❖ New LG7 lighting throughout
- ❖ New male and female WC facilities
- ❖ New kitchen facilities

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a net internal basis and in all provides the following approximate areas: -

Lower Ground Floor	1,293 sq ft	(120.04 sq m)
Ground Floor	1,240 sq ft	(115.22 sq m)
First Floor	1,293 sq ft	(120.11 sq m)
Second Floor	1,361 sq ft	(126.61 sq m)
<b>Total</b>	<b>5,187 sq ft</b>	<b>(481.98 sq m)</b>

## CAR PARKING

In addition to unrestricted on street car parking, there are 18 on-site car spaces available with the building.

## TENURE

The accommodation is offered to let by way of a new effectively full repairing and insuring lease for a term to be agreed and subject to five yearly rent reviews.

## RENTAL

Rental terms on application.

## RATING

We are advised by the Local Rating Authority that the rates payable for the current year are circa £32,200.

## ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

## VAT

We are informed that VAT will be chargeable on the rental.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view contact the sole agents: -

Burston Cook

FAO: Julian Cook FRICS or

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**JULY 2011**

## 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.