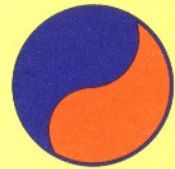


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
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BURSTON COOK

TO LET PRIME CLIFTON OFFICE 23 BERKELEY SQUARE BRISTOL

**“An opportunity to rent high quality offices in prestigious
Berkeley Square”**



- **SUPERB OFFICE WITH HIGH QUALITY CONTEMPORARY FINISHES**
- **COMPRISING 728 – 1,507 SQ FT (68 - 140 SQ M)**
- **FLEXIBLE LEASE TERMS**
- **PRESTIGIOUS BERKELEY SQUARE LOCATION**
- **IT AND MEDIA READY**

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

Berkeley Square is a beautiful example of Clifton's Georgian architecture, offering office occupiers a superb working environment being within walking distance of both Bristol City Centre and Clifton. Within just one minutes walk is Park Street, which is home to a wide variety of high quality restaurants, bars and retail shopping outlets, and therefore a most popular situation for offices amongst employers and employees alike. There is easy access to the motorway network via either the M32 or the M5.

DESCRIPTION

Whilst period buildings traditionally have some limitations in terms of their period style and layout, 23 Berkeley Square is most unusual in that it mixes stunning period features with a contemporary edge and offers an occupier the ability to rent office space in one of the most desirable locations in Bristol. The accommodation is available as a whole or on a floor by floor basis.

The accommodation provides the following:

- New decoration
- High speed data capability (fibre optic option)
- Kitchenette
- New carpets
- High quality lighting
- Bike storage
- Gas central heating
- Security alarm
- Door entry system

PARKING

There is ample metered parking immediately available on Berkeley Square as well as the NCP West End car park, which is only 3 minutes walk from 23 Berkeley Square and where annual season tickets can be purchased.

ACCOMMODATION

From our onsite measurements taken in line with the RICS Code of Measuring Practice (sixth edition) the property comprises the following approximate net internal floor areas: -

Second Floor	779 sq ft (72 sq m)
Third Floor	728 sq ft (68 sq m)
Total	1,507 sq ft (140 sq m)

TENURE

The accommodation is available by way of a new full repairing and insuring lease, for a term of years to be agreed.

RENTAL

£13.50 per sq ft, exclusive

BUSINESS RATES

Rate: UBR 43.3p

Rates payable: approximately £7,470 for 1,500 sq ft per annum.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: David Ball MSc

Tel: 0117 934 9977



(View from Top Floor)

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.