



PRIME CLIFTON OFFICE FOR SALE/TO LET

25-26 BERKELEY SQUARE BRISTOL

**An opportunity to purchase a high quality, self contained office in
prestigious Berkeley Square**



- **HIGH QUALITY REFURBISHED OFFICE UNIT WITH TOP QUALITY CONTEMPORARY FINISHES**
- **COMPRISING 773 SQ FT (71.8 SQ M)**
- **PENTHOUSE SPACE WITH MODERN STUDIO STYLE**
- **GREAT OPPORTUNITY TO BE PART OF THIS GRAND AND PRESTIGIOUS PERIOD BUILDING**

SUBJECT TO CONTRACT

LOCATION

Berkeley Square is a stunning example of Clifton's Georgian architecture, offering office occupiers a superb working environment being within walking distance of both Bristol City Centre and Bristol's finest residential area of 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.

DESCRIPTION

Whilst period buildings traditionally have some limitations in terms of their period style and layout, 25/26 Berkeley Square is most unusual in that it mixes stunning period features with a contemporary edge and offers an occupier the ability to occupy an *open plan* office of 773 sq ft (71.8 sq m).

The subject office is self contained, with independent lighting/power and kitchenette and other fittings/finishes include full gas fired central heating, perimeter power points, high luminaire category II lighting, quality fitted carpets, neutral off white colour schemes and most impressive entrance hall/stairway leading to each independent office unit. Further to this the top floor office benefits from a lobby area and high quality WC facilities.

ACCOMMODATION

The property comprises a net internal area approximately 773 sq ft (71.8 sq m).

TENURE

The unit is offered for sale by way of a 996 year lease, at a fixed ground rent of £250 per annum. Alternatively, the property is offered by way of an assignment of the existing effectively full repairing and insuring lease.

PRICES & RENTALS

For Sale – Price on application

Rental – The current passing rental is £13.50 per sq ft per annum

RATEABLE VALUE

We have been advised by the Local Rating Authority that the rates for 2011/2012 are:

Rateable value: £9,500

Rates payable: £4,113.50

Ingoing tenants may benefit from rates relief from up to 50%, we recommend that interested parties make their own enquiries with Bristol City Council rating department.

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

VAT is chargeable on the purchase prices and rents.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: David Ball

Tel: 0117 934 9977

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.

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NOVEMBER 2011

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