

**Chartered Surveyors  
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**BURSTON COOK**

## **FOR SALE (MAY LET)**

### **LEVEL 3 (CENTRE SECTION), BOWLING HILL BUSINESS PARK, CHIPPING SODBURY, BRISTOL**



- **FOR SALE (MAY LET)**
- **OPEN PLAN MODERN OFFICE SUITE**
- **1,070 SQ FT (99 SQ M)**
- **THREE ON-SITE CAR PARKING SPACES**

**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 accommodation is situated in a prominent position on the Bowling Hill Business Park. The park is located approximately midway between the old market town of Chipping Sodbury and the commercial centre of the larger town of Yate.

## **DESCRIPTION**

The suite is situated at second floor level and comprises open plan accommodation incorporating suspended ceilings with recessed lighting, decorations and carpeting throughout, gas central heating, kitchenette and male/female WC facilities.

## **ACCOMMODATION**

From on site measurements in accordance with the RICS Code of Measuring Practice, the floor area comprises 620 sq ft (57.7 sq m) in addition to a mezzanine floor of 450 sq ft (41.73 sq m), providing a total net internal floor area of **1,070 sq ft**.

## **CAR PARKING**

There are three on-site car parking spaces demised to the suite.

## **TENURE**

The accommodation is offered by way of a disposal of the long leasehold interest currently held for a term of 999 years from 24<sup>th</sup> August 1989.

Alternatively, consideration may be given to a shorter term lease, for a term of years to be agreed.

## **PRICE/RENTAL**

£160,000 for the long leasehold sale. Rental upon 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.

## **LEGAL COSTS**

All rentals and prices quoted are exclusive of VAT, if applicable.

## **VAT**

Each party to bear their own legal costs.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the joint sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS

Tel: 0117 934 9977

## **SUBJECT TO CONTRACT**

**APRIL 2009**

### **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.