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**BURSTON COOK**

## **TO LET**

### **FIRST FLOOR, UNIT 4 BROOK OFFICE PARK, EMERSONS GREEN, BRISTOL BS16 7FL**



- **FIRST FLOOR OPEN PLAN OFFICES**
- **3,752 SQ FT (348 SQ M)**
- **21 ON SITE CAR PARKING SPACES**
- **COMFORT COOLING**
- **TO BE REFURBISHED THROUGHOUT**

**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**

Brook Office Park is located to the north east of Bristol city centre in Emersons Green and accessed from the A4174 Avon Ring Road. The business park is located approximately three miles from Junction 1 of the M32 and five miles from the M4/M5 interchange.

Emersons Green is an established office location with local occupiers including MITIE Group, National Grid, Yell and South Gloucestershire Primary Care Trust. In addition, there is a nearby district centre offering a range of shops, a restaurant, supermarket and a bank. There are a number of hotels, public houses and other restaurants within the immediate vicinity.

## **DESCRIPTION**

The first floor accommodation provides modern, open plan accommodation with kitchen facilities, male, female and disabled WC facilities in addition to a proposed shower room. The suite benefits from comfort cooling, fully raised access floors, suspended ceilings and anti-glare lighting.

The accommodation will be refurbished to a high standard throughout and will also incorporate a shower facility at ground floor level.

## **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice, the net internal floor area comprises 3,752 sq ft (348 sq m).

## **CAR PARKING**

There are 21 on site car parking spaces.

## **TERMS**

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

## **RENTAL**

£16.50 per sq ft per annum, exclusive.

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **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 sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**JUNE 2010**

### **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.