

**Chartered Surveyors
& Commercial Property Consultants
Partners**

DJ Burston BSc FRICS

JPH Cook FRICS

JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN

Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633

Email: commercial@burstoncook.co.uk

website: www.burstoncook.co.uk



BURSTON COOK

TO LET

PART GROUND & FIRST FLOOR OFFICES

UNIT 7 BROOK OFFICE PARK, EMERSONS GREEN, BRISTOL



- **PRESTIGIOUS MODERN OFFICES**
- **196 – 1,377 SQ FT (18 – 128 SQ M)**
- **ON SITE CAR PARKING**
- **SHARED RECEPTION FACILITIES (IF REQUIRED)**
- **FLEXIBLE LEASE TERMS**

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 at Emersons Green in a highly prominent position in the M4 corridor with access to the motorway via the A4174 Avon Ring Road. The development is situated approximately 1½ from Junction 19 of the M4/M32 and five miles from the M4/M5 interchange.

Emersons Green includes occupiers such as Mitie Group, National Park and South Gloucestershire Primary Care Trust. In addition Sainsburys, Boots, Argos, pubs/restaurants and a hotel are all situated within close proximity at Emersons Green Village.

DESCRIPTION

The accommodation benefits from suspended ceilings with LG3 lighting, raised access floors, double glazed windows, gas fired central heating and comfort cooling.

The existing landlord has installed security shutters at ground floor level and created an impressive reception area with the potential to make use of the shared meeting room. The building also benefits from disabled wc, male/female wc facilities and kitchen facilities.

ACCOMMODATION

From our on site measurements in accordance with the RICS Code of Measuring Practice we estimate the net internal floor areas to provide the following:

Suite 1, Ground Floor -	632 sq ft	58.8 sq m
Suite 2, Ground Floor -	549 sq ft	51.07 sq m
Suite 3, Ground Floor -	196 sq ft	18.2 sq m – LET

TENURE

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed although flexible lease terms from six months and upwards will be considered.

RENTAL

£16.50 per sq ft per annum, exclusive.

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, Andrew Oliver MRICS or Sarah Bicknell

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.