

**Chartered Surveyors
& Commercial Property Consultants**
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BURSTON COOK

TO LET

**2nd & 3rd FLOORS
3-4 BYRON PLACE, CLIFTON,
BRISTOL, BS8 1JT**



- **LIGHT AND SPACIOUS PROMINENT OFFICE PREMISES SITUATED ON A BUSY THOROUGHFARE**
- **COMPRISING 1,070 - 2,300 SQ FT (99.4 - 213.7 SQ M) OVER TWO FLOORS**
- **COMPETITIVE RENTAL OF ONLY £10 PER SQ FT**

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 property is prominently located fronting onto Bryon Place, Triangle South on the busy vehicular thoroughfare leading from Bristol city centre to Clifton. The Triangle is a busy office and retailing pitch with local occupiers including local retailers such as Sainsbury's, Borders, Valerie Patisserie, Lloyds TSB and numerous restaurants serving the densely populated area of Clifton.

CAR PARKING

There is 'pay and display' on-street parking throughout the vicinity and the West End NCP multi storey car park is within easy walking distance.

ACCOMMODATION

The available accommodation comprises the following approximate net internal areas: -

Second Floor	1,230 sq ft (114.3 sq m)
Third Floor	1,070 sq ft (99.4 sq m)
Total	2,300 sq ft (213.7 sq m)

DESCRIPTION

The property comprises a mid-terrace building with the available accommodation situated on the second and third floors. The property benefits from category II lighting, carpeting throughout, kitchenettes on both floors, door entry system, ceiling fans, under floor three compartment floor boxes, gas central heating and perimeter trunking.

TENURE

The property is offered by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENTAL

£10 per sq ft, per annum, exclusive is being sought.

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.

VAT

We have been informed that this property is not currently elected for VAT.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook
FAO: Sarah Bicknell or Andrew Oliver MRICS
Tel: 0117 934 9977
Fax: 0117 930 0633

SUBJECT TO CONTRACT

FEBRUARY 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.