

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

TO LET

**ONLY £12.50 PER SQ FT,
EXCLUSIVE**

**34 CAMBRIDGE CRESCENT,
WESTBURY ON TRYM, BRISTOL, BS9 3QG**



- **1,973 SQ FT (183 SQ M)**
- **4 ON-SITE CAR PARKING SPACES (BY SEPARATE NEGOTIATION)**
- **GROUND FLOOR**
- **RECENTLY REFURBISHED OPEN PLAN ACCOMMODATION**
- **NEW FLEXIBLE LEASE**
- **SITUATED IN THE HEART OF WESTBURY ON TRYM**

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

Cambridge Crescent is located on Westbury Hill, Westbury on Trym approximately 2½ miles north of Bristol city centre via Whiteladies Road and 2 miles south west of junction 17 of the M5 motorway.

Westbury on Trym is an established residential area situated to the north side of the city centre. The village benefits from a range of retail premises with a mixture of offices and residential property above. The property is located adjacent to a council run car park with free parking limited to a maximum stay of three hours.

DESCRIPTION

The property comprises a newly refurbished open plan office suite within a single storey building underneath a pitched tiled roof.

The premises offer open plan office accommodation incorporating a kitchenette and benefits from suspended ceilings with recessed lighting, perimeter trunking and gas fired central heating. The accommodation also benefits from male/female WC facilities.

ACCOMMODATION

The accommodation has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (sixth edition) and comprises 1,973 sq ft (183 sq m).

TENURE

The accommodation is offered by way of a new FRI lease for a term of years to be agreed.

RENTAL

£12.50 per sq ft, per annum, exclusive.

BUSINESS RATES

We understand the property has a rateable value (2009/2010) of £20,000, equating to rates payable of approximately £4.76 per sq ft.

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 1st October 2008.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

SEPTEMBER 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.