

Chartered Surveyors
& Commercial Property Consultants

Partners

DJ Burston BSc FRICS

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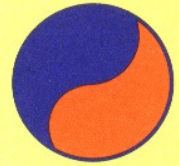
JM Rixon MRICS

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BURSTON COOK

TO LET

25/27 CLARE STREET, BRISTOL

“Rare opportunity to acquire a landmark building to suit various uses, fronting onto the junction of Clare Street, St Stephen Street and Corn Street.”



- **EXCELLENT OFFICE SPACE**
- **2,645 SQ FT (245 SQ M)**
- **NEW FLEXIBLE LEASE**
- **TO BE FULLY REFURBISHED**
- **£12.00 PSF PER ANNUM EXCLUSIVE**

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

25/27 Clare Street is prominently situated on the corner of St Stephens Street and Clare Street, at the foot of Corn Street, within the heart of Bristol's commercial centre, with numerous banks, building societies, restaurants and bars within the immediate vicinity.

DESCRIPTION

The property was built in 1903 in the English baroque style of architecture, originally for the Scottish Provident Institution.

The building is an impressive, well known landmark and the accommodation has been sympathetically maintained to a high standard. The specification of the offices will include: -

- Gas fired central heating
- Perimeter trunking with two compartment floor boxes
- LG7 Lighting
- Male and female WC's
- Kitchen facilities
- New decoration/carpets throughout

Finishes also include marble cladding to dado height throughout the hall and staircase and extensive wood paneling to a height of 4 ft throughout the ground floor offices.

There is a corner entrance leading directly into the ground floor offices and a second entrance door leading to the stairway, giving access to all floors.

ACCOMMODATION from our onsite measurements, in the net internal floor areas comprises:

Ground Floor	Offices	71.1 sq m	765 sq ft
Lower Ground Floor	Offices/Stores/Staff	56.7 sq m	610 sq ft
First Floor	Offices	71.1 sq m	765 sq ft
Second Floor	Offices	46.9 sq m	505 sq ft
Total		245.85 sq m	2,645 sq ft

TENURE

The offices are offered to let by way of a new full repairing and insuring leases for a term to be agreed and subject to regular upward only rent reviews.

RENTAL

£12.00 psf per annum, exclusive

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook
FAO: Jayne Rixon MRICS

Tel: 0117 934 9977
Fax: 0117 930 0633

SUBJECT TO CONTRACT

NOVEMBER 2011

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.