

**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

“Garden Suite”

CLIFTONBANK, CLIFTON, BRISTOL



- **REFURBISHED OFFICE SUITE TO LET**
- **PRIME LOCATION FRONTING ONTO CLIFTON DOWN**
- **2,067 SQ FT (192 SQ M)**
- **ONLY £15.00 SQ FT PLUS PARKING**

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

Cliftonbank is a landmark Headquarters office building occupying a prime location, fronting on to Clifton Down and is one of Bristol's most popular office environments.

Clifton is Bristol's most prosperous suburb, famous for its superb Georgian and Victorian architecture and Brunel's Suspension Bridge over the Avon Gorge. The premises are within 5 minutes walk of Clifton Village, which hosts a wide variety of restaurants, shops and other amenities.

Cliftonbank is convenient to the A4018, which leads to Cribbs Causeway and the M5 motorway. Bristol city centre is situated approximately 1.25 miles to the south.

DESCRIPTION

The premises comprise the garden level office suite which is self-contained and provides a mixture of open plan and individual offices which will be refurbished to a good standard throughout. The suite also benefits from W/C and kitchen facilities.

ACCOMMODATION

The office suite comprises a total net area of approximately 2,067 sq ft (192 sq m).

CAR PARKING

There are 2 on site car spaces with unrestricted free on street parking within the immediate vicinity.

TERMS

The suite is available to let for a term to be agreed by way of a new sublease.

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

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view contact the sole agents: -

Burston Cook
FAO: Jayne Rixon MRICS or Sarah Bicknell
Tel: 0117 934 9977
Fax: 0117 9300633

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.

