

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

**LOW RENT
FLEXIBLE LEASES**

TO LET

**SECOND & THIRD FLOOR OFFICES
30A COLLEGE GREEN,
BRISTOL, BS1 5TB**



VIEW FROM OFFICES



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- **PROMINENT AND ATTRACTIVE BUILDING IN POPULAR RETAIL & OFFICE LOCATION**
- **FROM 740 – 1576 SQ FT (68.7 – 146.4 SQ M)**
- **FROM ONLY £7.50 PER SQ FT, EXCLUSIVE**
- **FLEXIBLE LEASE TERMS**
- **CAR PARKING AVAILABLE**

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

College Green is located in Bristol City Centre connecting Broadmead and the new Cabot Circus to Park Street and Whiteladies Road. It offers excellent road connections via the inner circuit ring road off the M32 and the national motorway network. In addition, Temple Meads Bristol mainline railway station is located within 1 mile of the premises.

DESCRIPTION

The accommodation is situated on the second and third floors and is accessed via a separate side entrance for the office accommodation. The property further benefits from 1 on site parking space and both the communal lobby areas and the suites will be redecorated to high standard.

ACCOMMODATION

The property comprises the following net internal areas and can be let on a floor by floor or overall basis:

Second Floor	836 sq ft	(77.7 sq m)
Third Floor	740 sq ft	(68.7 sq m)
Total	1576 sq ft	(146.4 sq m)

SERVICES

We understand that all mains services are connected to the premises. We confirm that we have not tested any of these service installations and any occupation must satisfy themselves independently as to the state and condition of such items.

TENURE

The accommodation is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Second Floor	£6,646 per annum, exclusive.
Third Floor	£5,550 per annum, exclusive.
TOTAL	£12,196

NB The floors are available either separately or as a whole.

CAR PARKING

One on-site car parking space is available by separate negotiation at a rental of £1000 per annum, exclusive.

RATEABLE VALUE

The rates assessment is currently for the whole of the second and third floor. The current rates payable for the whole is £4,851 per annum, exclusive (2008/2009).

NB Small businesses may also be eligible for small rates relief!

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 4th January 2009.

VAT

All 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 through the sole agents: -

Burston Cook

FAO: Sarah Bicknell or Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

NOVEMBER 2008

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.