

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

ONE SUITE REMAINING

TO LET

48 CORN STREET, BRISTOL



- **A MODERN STYLE OPEN PLAN SUITE IN A MOST ATTRACTIVE PERIOD OFFICE BUILDING**
- **TOTALLING APPROXIMATELY 470 SQ FT (43.7 SQ M)**
- **NEWLY REFURBISHED**
- **ONLY £11.75 PER SQ FT PER ANNUM, EXCLUSIVE**
- **NEW FLEXIBLE LEASE 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

The property is situated on Corn Street at the heart of Bristol city centre, within easy walking distance of the prime shopping area of Broadmead, Colston Avenue (convenient for public transport), the Waterfront and the Law Courts.

Corn Street houses some of Bristol's finest period buildings is popular amongst the legal fraternity, being close to the Courts.

DESCRIPTION

The accommodation is entered via an exclusive entrance to the upper floors with a passenger lift. The suite has been fully refurbished to include perimeter trunking, suspended ceilings incorporating recessed Category II lighting, carpeting throughout in addition to kitchen and WC facilities.

ACCOMMODATION

From our on-site measurements in accordance with the RICS Code of Measuring Practice, the net internal floor areas comprise the following: -

Second Floor (front)	1,037 sq ft	(96.3 sq m)	LET
Second Floor (rear)	470 sq ft	(43.7 sq m)	
Third Floor Suite	669 sq ft	(62.2 sq m)	LET
Total	2,176 sq ft	(202.1 sq m)	

TENURE

The accommodation is offered by way of an effectively full repairing and insuring lease for a term of years to be agreed and subject to three yearly rent reviews.

RENTAL

£11.75 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 4th January 2009.

LEGAL COSTS

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

VAT

We are advised that VAT is payable on the rental.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS or Jayne Rixon MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

OCTOBER 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.