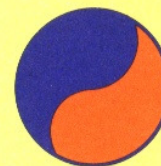


Chartered Surveyors
& Commercial Property Consultants
Partners

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

From only £500 pcm, exc!

TO LET/MAY SELL

SELF CONTAINED OFFICES

**CUSTOM HOUSE COURT, KENN ROAD,
CLEVEDON, BS21 6EX**



- **GOOD QUALITY PURPOSE BUILT OFFICES**
- **OFF STREET PARKING**
- **FINISHED TO A HIGH SPECIFICATION THROUGHOUT**
- **ADJACENT 2 UNITS AVAILABLE**
- **ONLY £7.50 PER SQ FT, EXC**

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 Kenn Road, Clevedon within from a close proximity to all the amenities in Clevedon Town centre and only 1 mile of J19 M5 motorway and 15 miles of Bristol city centre.

DESCRIPTION

These purpose built units have been designed to a high specification providing contemporary bright airy luxurious office units.

Internally, the offices benefit from suspended ceilings with CAT II lighting and additional recessed spot lights, ceiling mounted comfort cooling/heating units, carpeting, perimeter trunking, DDA compliant WC facilities, fitted kitchenettes within unit 2 and a separate kitchen in Unit 1, double glazed windows. The two remaining units are available separately or as a whole.

ACCOMMODATION

The property provides the following approximate areas and dimensions: -

Unit 1	875 sq ft	(81.3 sq m)
Unit 2	800 sq ft	(75 sq m)

TENANCIES

The units are offered by way of a new full repairing and insuring service charge lease for a term of years to be agreed at a quoting rent of just **£7.50** per sq ft per annum exclusive, per unit.

The landlords will also consider the sale of the units.

PLANNING

We are verbally advised that the accommodation has planning consent for office accommodation, but any occupier must make their own enquiries to the planning department at North Somerset District Council. Telephone 01934 888 888, www.n-somerset.gov.uk

RENT

Only £7.50 per sq ft, exclusive.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that prospective lessees establish the VAT implications before entering into any agreement.

RATES

The rateable values with effect from 1st April 2010 we have been advised at www.voagov.uk are:-

Unit 1	Offices and Premise	£9,100
Unit 2	Offices and Premise	£8,200

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

Burston Cook

FAO: Andrew Oliver FRICS or Jayne Rixon

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

JANUARY 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.