

**Chartered Surveyors  
& Commercial Property Consultants  
Partners**

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**BURSTON COOK**

## **TO LET**

### **UNIT A DEAN STREET, BRISTOL, BS2 8SF**



- **8,495 SQ FT (789 SQ M) OF INDUSTRIAL WORKSHOP/OFFICE/MEZZANINE**
- **SHARED REAR YARD**
- **EASY ACCESS TO M32**
- **£3.50 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 located on the edge of the city centre, just off Brunswick Square, close to the new Cabot Circus development and city centre shopping pitch, a short distance from the A38, which is one of the main arterial route through the centre of Bristol. There is also easy access to junction 3 of the M32 which leads to the M4/M5 motorway network..

## DESCRIPTION

The premises comprise a mid-terrace industrial unit with an up and over roller shutter door opening onto a shared yard to the rear for loading/unloading and car parking. The accommodation also incorporates partitioned offices at ground floor and mezzanine level.

## ACCOMMODATION

The property provides the following accommodation measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice:- all areas are approximate and measured on a gross internal basis.

<b>Ground Floor</b>	Warehouse, workshop and stores	6,236 sq ft	579.4 sq m
	Office	1,203 sq ft	111.8 sq m
<b>Mezzanine</b>	Office	1,056 sq ft	98.1 sq m
<b>Total Gross Internal Area</b>		<b>8,495 sq ft</b>	<b>789.3 sq m</b>

## TERMS

The subject premises are available by way of a new full repairing and insuring lease for a term of years to be agreed,

## RENTAL

£3.50 per sq ft, per annum, exclusive.

## USE

We understand that the premises benefit from an existing B1 and B8 usage. Interested parties are to make their own enquiries with the local Planning Authority via [www.voa.gov.uk](http://www.voa.gov.uk)

## VAT

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

## RATES

We are verbally advised by the Local Rating Authority that the rateable value of the property is £27,000 per annum, therefore the rates payable (2010) are approximately £11,178.

## ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: David Ball BA MSc (Hons)

Tel: 0117 934 9977

Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**APRIL 2010**

## 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.