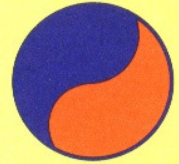


Chartered Surveyors  
& Commercial Property Consultants  
Partners

DJ Burston BSc FRICS  
JPH Cook FRICS  
JM Rixon MRICS

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**BURSTON COOK**

**FLEXIBLE LEASES &  
LOW OCCUPATIONAL COSTS**

**TO LET**

**CENTRAL OPEN PLAN OFFICE SUITE**

**2-3 DENMARK STREET,  
BRISTOL, BS1 5DQ**



- **OPEN PLAN OFFICES WITH SEPARATE BOARD/ MEETING ROOM**
- **CONVENIENT CENTRAL LOCATION**
- **CLOSE TO AMENITIES PROVIDED BY THE WATERFRONT, COLLEGE GREEN, PARK STREET AND BRISTOL CITY CENTRE**
- **COMPETITIVE RENTAL AND LOW OCCUPATIONAL COSTS**
- **ONLY £8.50 PER SQ FT, EXCLUSIVE**
- **VERY LOW RATES AND SERVICE CHARGE**

**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**

Denmark Street is located in the heart of Bristol City Centre in close proximity to Temple Meads Bristol railway station, Park Street, the Waterfront, Cabot Circus and all the amenities that these areas have to offer.

**DESCRIPTION**

The premises comprise a second floor office suite with the benefit of its own kitchenette and WC facilities.

The accommodation is in good decorative order and provides on large open plan office with additional meeting room/board room. Internally, the unit benefits from carpet flooring, painted plastered walls and ceilings, gas central heating and Category II lighting.

**ACCOMODATION**

From measurements taken on-site, the unit provides a net internal area of approximately 880 sq ft (81.75 sq m).

**TENURE**

The office is available by way of an effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed.

**PRICE/RENTAL**

£8.50 per sq ft, per annum, exclusive.

**RATEABLE VALUE**

The unit benefits from a low rateable value of just £4,750.

**SERVICE CHARGE**

The property benefits from a very efficient service charge equating to approximately £200 per quarter to include heating of both common areas and the demised office suite.

**ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

**VAT**

All prices/rentals quoted are exclusive of VAT unless otherwise stated.

**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 sole agents: -

Burston Cook

FAO: Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**JANUARY 2012**

**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.