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& Commercial Property Consultants
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BURSTON COOK

GROUND & FIRST FLOOR OFFICES TO LET DESIGN HOUSE, BRISTOL, BS16 5JP WITH FULL AIR CONDITIONING AND SECURE PARKING



- **HIGH QUALITY OFFICES OF 2,385 SQ FT (TO BE REFURBISHED THROUGHOUT)**
- **13 SECURE CAR PARKING SPACES AND AMPLE ON-STREET PARKING**
- **£13.00 PER SQ FT, PER ANNUM, EXCLUSIVE**
- **FLEXIBLE LEASE TERMS**

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

Design House is situated approx 4 miles east of central Bristol, between the east Bristol suburbs of Staple Hill and Downend and is located within easy access of the Bristol ringroad and the motorway network..

DESCRIPTION

The premises comprise well presented ground and first floor offices providing a mix of open plan/cellular offices incorporating kitchen and WC facilities. The offices benefit from wooden sash windows, gas central heating and air conditioning. The accommodation is due to be redecorated throughout.

ACCOMMODATION

The property provides the following approximate net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (6th edition); -

Ground Floor	113.55 sq m	(1,221 sq ft)
First Floor	108.2 sq m	(1,164 sq ft)
Total	221.75 sq m	(2,385 sq ft)

TENURE

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

RENTAL

£13.00 per sq ft, per annum, exclusive.

CAR PARKING

There are 13 secure car parking spaces and ample on-street parking within the immediate vicinity.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

We are advised that VAT is not applicable on the rental.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: David Ball BA MSc (Hons) or Jayne Rixon MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

AUGUST 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.