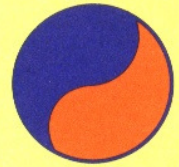


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

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BURSTON COOK

**FROM ONLY £5.00 PER SQ FT,
EXCLUSIVE (subject to lease terms)**

MODERN OFFICE UNIT

TO LET

FIRST FLOOR UNITS 5 & 6, ECLIPSE OFFICE PARK, STAPLE HILL, BRISTOL, BS16 5EL



- MODERN PURPOSE BUILT OFFICE PARK
- SELF CONTAINED AND OPEN PLAN OFFICES
- 1,086 SQ FT – 2,247 SQ FT (101 SQ M – 210 SQ M)
- ON SITE PARKING SPACES
- FROM ONLY £5.00 PER SQ, PER ANNUM, EXCLUSIVE (subject to lease terms agreed)
- HEADLINE RENTAL ONLY £10.50 PSF, PER ANNUM, EXCLUSIVE

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

Eclipse Office Park, is situated fronting onto High Street, Staple Hill, a small suburb in East Bristol, approximately 4.5 miles from the city centre and approximately 1 mile from the Avon ring-road, which links to Junction 1 of the M32.

The office park also benefits from nearby local amenities such as Morrisons supermarket and Staple Hill Shopping Centre.

DESCRIPTION

Eclipse Office Park provides 12 purpose built self-contained office units arranged around an attractive central courtyard area.

The subject premises occupies the first floor of units 5 & 6, Eclipse Office Park and offers open plan self contained accommodation.

Eclipse Office Park is a purpose built office development which was constructed during the late 1980's and provides open plan modern office accommodation with a good parking ratio.

Each unit will benefit from a good quality refurbishment if required as well as kitchen and WC facilities.

ACCOMMODATION

From measurements taken on site we calculate the approximate net internal as follows:-

First Floor Unit 5	1,086 sq ft (101 sq m)
First Floor Unit 6	1,161 sq ft (109 sq m)
Total	2,247 sq ft (210 sq ft)

We would advise all parties to make their own enquiries at www.voa.gov.uk.

TENURE

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

RENTAL

Only £10.50 per sq ft, exclusive.

Subject to lease length and overall lease terms negotiated, the landlord is offering the property from only £5.00 per sq ft, exclusive, for the first year.

RATES

The current rates payable are approximately:-

First Floor Unit 5	£6,210 per annum, exclusive (April 2010)
First Floor Unit 6	£6,934.50 per annum, exclusive (April 2010)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

VAT

All prices quoted are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS, Andrew Oliver MRICS & David Ball

Tel: 0117 934 9977

SUBJECT TO CONTRACT

DECEMBER 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.