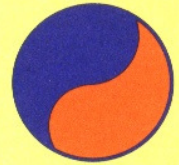


Chartered Surveyors
& Commercial Property Consultants
Partners

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

TO LET/FOR SALE

11 ELMDALE ROAD, TYNDALLS PARK, BRISTOL, BS8 1SL

‘SUPERB REFURBISHED H/Q OFFICES’



- **SELF CONTAINED PERIOD OFFICES SITUATED CLOSE TO QUEENS ROAD**
- **REFURBISHMENT COMPLETED JUNE 2011**
- **3,120 SQ FT (289.84 SQ M)**
- **8 CAR PARKING SPACES**
- **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

11 Elmdale Road is prominently located in Tyndalls Park at the junction of Elmdale Road and Queens Avenue, close to the Triangle and within short walking distance of the retail and other facilities on Queens Road and Park Street which includes Barclays Bank, Waitrose, Sainsbury's, Nuffield Health Club, Lloyds TSB and Browns Restaurant to name but a few. The city centre is within one mile, as is Hotwells Road, which provides access via the A4 to junction 18 of the M5 motorway.

DESCRIPTION

The property is an attractive period building arranged over 4 floors with hard standing to the front and rear for parking in a popular Clifton location. The property has recently undergone a full refurbishment throughout to include the following specification:-

- Gas fired central heating
- New decorations throughout
- New carpeting throughout
- New WC facilities
- New shower/wet room facilities
- New kitchenette
- LG7 lighting

ACCOMMODATION

The accommodation comprises approximately 3,120 sq ft (289.84 sq m) measured on a net internal basis.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, consideration will be given to a freehold disposal.

RENTAL

£15.50 psf, pa exclusive, in addition to parking which is available by separate negotiation. Price on application.

RATES

We recommend that all interested parties make direct enquiries with Bristol City Council or at www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

All 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 joint agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

Jaggard Baker

Tel: 01494 677755

SUBJECT TO CONTRACT

**NOVEMBER 2010
(AMENDED JUNE 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.