

Chartered Surveyors  
& Commercial Property Consultants  
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**BURSTON COOK**

**Rental Only £5.00 p.s.f**

**TO LET**  
**FILWOOD ROAD**  
**FISHPONDS**  
**BRISTOL**



- **OPEN PLAN OFFICES UP TO 2,674 SQ FT (248 SQ M)**
- **FLEXIBLE LEASE TERMS**
- **UP TO 21 ON SITE PARKING SPACES**

**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**

Fishponds is situated approximately 3 miles north east of the city centre just off the A432 arterial road and 1 ¼ miles due east of junction 2 of the M32 motorway in a principally residential suburb of the city but with a mixture of commercial and industrial uses within the immediate vicinity.

The property is situated on Filwood Road in the heart of Fishponds.

## **DESCRIPTION**

The available accommodation comprises offices on part of the first floor of a multi storey building constructed in approximately 1960 of concrete frame construction with clad elevations.

The office accommodation comprises first floor offices with external customer and staff car parking at the front of the estate.

The first floor accommodation provides good quality offices mainly open plan incorporating some stud partitioning.

## **ACCOMMODATION**

From our on site measurements in accordance with the RICS Code of Measuring Practice the gross internal floor areas is: -

1 <sup>st</sup> floor offices	2,674 sq ft	(248 sq m)
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**NB** Please note that this suite could be split.

## **TENURE**

The property is held on a full repairing and insuring basis for a term of 20 years from the 13 February 1998, therefore expiring in February 2018. Shorter term leases are available by negotiation.

## **RENTAL**

£5.00 per sq ft, p.a, exclusive.

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

## **VAT**

VAT will be levied on the rental.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents:-

Burston Cook Associates

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**SUBJECT TO CONTRACT**

**March 2004**