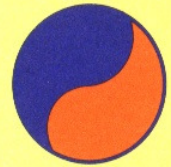


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

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website: www.burstoncook.co.uk



BURSTON COOK

FROM £2.00 PER SQ FT!

TO LET

**GROUND FLOOR
INDUSTRIAL/WAREHOUSE UNIT
FILWOOD ROAD
FISHPONDS
BRISTOL**



- **WORKSHOP SPACE OF 17,080 SQ FT (1,587 SQ M)**
- **ANCILLARY OFFICES OF 2,674 SQ FT (248 SQ M) - LET**
- **FLEXIBLE LEASE/LICENSE AVAILABLE**
- **ONSITE PARKING SPACES**
- **RENT ONLY £2.00 PER SQ FT**

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 is on ground floor (workshop) and part first floor (offices) of a multi storey factory.

The available space includes the ground floor workshop/warehouse, first floor offices, external customer and staff car parking at the front of the estate for approximately 21 cars.

The ground floor production area has a ceiling height averaging 12'. The accommodation is heated and lit. The workshop is accessed via a roller shutter door within the side elevation or alternatively, through the front reception area.

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 are as follows: -

Ground floor workshop	17,080 sq ft	(1,587 sq m)
First floor offices	2,674 sq ft	(248 sq m) - LET
Total gross internal area	17,080 sq ft	(1,587 sq m)

TENURE

The property is available on flexible lease/license terms.

RENTAL

Workshop	£2.00 per sq ft, pa, exclusive
First floor office	£5.00 per sq ft, pa, exclusive - LET

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

FAO: Dan Smith BSc (HONS)

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

JUNE 2007
Revised 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.