

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

ONLY £7.50 PER SQ FT, EXCLUSIVE

ECONOMICAL OFFICES TO LET

LARGE CAR PARK! 53 SPACES!

**FORMAL HOUSE, OLDMIXON CRESCENT,
WESTON SUPER MARE
BS21 9AY**



- **1,182 SQ FT – 6,115 SQ FT (109.8 SQ M – 568.1 SQ M)**
- **CONVENIENT LOCATION CLOSE TO THE M5 MOTORWAY OR TOWN CENTRE**
- **53 CAR PARKING SPACES**
- **LOW OCCUPATIONAL COSTS**
- **ONLY £7.50 PSF, EXC**

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

The premises are conveniently located close to Weston Super Mare town centre and only four miles to the M5 motorway via junction 21. The offices are prominently located fronting onto Oldmixon Crescent, a well known and established Estate in Weston Super Mare.

DESCRIPTION

The premises are purpose built offices that benefit from a large car park at the front with 53 car parking spaces. Internally, the offices are designed for total flexibility, allowing four individual suites with a large shared reception area or indeed a letting of the building as a whole.

The accommodation has been finished to provide carpet floors, suspended ceilings, part category II and part florescent strip lighting, gas central heating and aluminum framed double glazing throughout.

ACCOMMODATION

The property provides the following approximate floor areas:-

Suite 1 (ground floor east)	1,296 sq ft	(120.4 sq m)
Suite 2 (ground floor west)	1,182 sq ft	(109.8 sq m)
Suite 3 (first floor west)	1,732 sq ft	(160.9 sq m)
Suite 4 (first floor east)	1,136 sq ft	(105.5 sq m)
Stores	369 sq ft	(34.3 sq m)
TOTAL NIA	6,115 sq ft	(568.1 sq m)

There is also the benefit of a large car parking area, which has 53 demised parking spaces.

TENURE

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

RENTAL

£7.50 per sq ft, 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

All rental quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

November 2009

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.