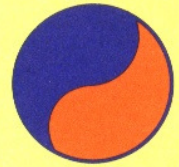


Chartered Surveyors
& Commercial Property Consultants
Partners

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

**FROMEFORDE HOUSE, CHURCH ROAD, YATE,
BRISTOL, BS37 5JB**



- **H/Q OFFICE BUILDING**
- **AVAILABLE TO LET EITHER AS A WHOLE OR IN PART**
- **7,200 SQ FT UP TO 11,057 SQ FT (670 SQ M – 1,027 SQ M)**
- **£10.75 PER SQ FT PER ANNUM, EXCLUSIVE**
- **FLEXIBLE LEASE TERMS**
- **UP TO 44 ON-SITE CAR 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

Yate is situated approximately 11 miles north east of Bristol and is strategically located to the M4 and M5 motorway networks with access to the M4 via the A432 and A46 at junction 18, whilst the ringroad provides access to junction 1 of the M32.

The property is situated fronting onto Church Road in Yate approximately ½ a mile from the town centre, which provides a mix of retailers including supermarkets, restaurants, cafes, banks and building societies.

DESCRIPTION

The property comprises a self-contained, purpose built, detached office building and is part single storey under a flat roof construction and part two storey under a pitched tile covered roof.

Internally, the accommodation comprises a mixture of open plan areas and individual rooms which have been partly sub divided, with finishes currently including fitted carpets throughout, plaster painted walls, gas fired central heating, part ceiling and part wall mounted air conditioning units, perimeter trunking with under floor trunking in part of the building, suspended ceilings with part fluorescent lighting and part category II lighting.

The property will be refurbished throughout once the existing tenant vacates to a specification to be agreed.

CAR PARKING

The property is situated on a self contained site which is part landscaped and part car parking, providing up to 44 car parking spaces.

ACCOMMODATION

Self-contained suites are available from approximately 7,200 sq ft up to the whole building, which comprises 11,057 sq ft.

TENURE

The accommodation is offered by way of either an assignment of the existing full repairing and insuring lease which is held for a term to expire on 23rd June 2018 or by way of new subleases for a term of years to be agreed.

RENTAL

The current passing rental equates to £10.75 per sq ft, per annum, exclusive.

VAT

All prices and rentals quoted are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

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 sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Julian Cook FRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

JULY 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.