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**BURSTON COOK**

**UP TO  
12 MONTHS RENT FREE**

**TO LET (MAY SELL)**

**166 GLOUCESTER ROAD NORTH, PATCHWAY,  
BRISTOL**



- **PROMINENT OFFICE BUILDING FRONTING ONTO THE A38 (GLOUCESTER ROAD NORTH)**
- **TO LET (MAY SELL)**
- **12 ON SITE CAR PARKING SPACES**
- **FROM 1,031 SQ FT (95 SQ M) – 3,053 SQ FT (283 SQ M)**

**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

166 Gloucester Road North is situated in a very prominent position fronting onto the A38, which is only 6 miles from Bristol city centre. Nearby occupiers include British Aerospace, Rolls Royce, Royal Mail Sorting Office and Filton College. Aztec West Business Park and junction 16 of the M4/M5 interchange is within 1 mile. Bristol Parkway Station and The Mall shopping centre are both within 3 miles.

There is also access to the M32 motorway via the motorway network or via the ring road (A4174).

## DESCRIPTION

The property comprises an original three storey detached building to the front, with a single storey open plan area to the rear. The main building has a pitched tiled covered roof with a flat roof to the single storey rear section.

The offices are currently fitted out to a modern standard offering newly refurbished open plan offices to include category III lighting, comfort cooling, three compartment floor boxes, new decorations, carpets, kitchen and WC facilities.

## ACCOMMODATION

From our onsite measurements in accordance with the RICS Code of Measuring Practice, the net internal floor areas comprise the following:-

Ground Floor	2,022 sq ft	(188 sq m)
First Floor	795 sq ft	( 73 sq m)
Second Floor	236 sq ft	( 22 sq m)
<b>Total</b>	<b>3,053 sq ft</b>	<b>(283 sq m)</b>

**N.B. The first and second floors combined (1,031 sq ft) or the ground floor (2,022 sq ft) may be let separately**

## CAR PARKING

A total of 12 designated car parking spaces are allocated to the building. In addition, there is also unrestricted parking on the A38.

## TENURE

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

## RENTAL/PRICE

£11.00 per sq ft, per annum, exclusive (Freehold - price upon application).

## 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

We are advised that VAT will be charged on the rental/purchase price.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**JULY 2008**

## 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.