

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

TO LET

GROUND FLOOR OFFICE

HARBOURS EDGE, UNIT 20, HOTWELL ROAD, BRISTOL



- **818 – 1,057 SQ FT (76 - 98 SQ M)**
- **PICTURESQUE HARBOURSIDE SURROUNDINGS**
- **2 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

The property is located on Hotwell Road (A4) which is in close proximity to Clifton village and the town centre. The area is a popular location for smaller businesses that look to capitalise on the easy commute and picturesque surroundings of the old docklands.

Hotwells and the whole dock area has undergone substantial regeneration in recent years with the recent success at Harbourside attracting companies such as HBOS and Hargreaves Landsdown, along with a mix of retailers, bars and restaurants.

DESCRIPTION

The property comprises a ground floor suite accessed directly off Hotwell Road (A4).

The premises benefit from the following facilities/specification:

- 2 on site car parking spaces
- Comfort cooling
- LG3 lighting
- Kitchenette
- Suspended ceiling
- Carpeted floor with recessed floor boxes
- W/C facilities

ACCOMMODATION

The suite comprises a total of 1,057 sq ft (98 sq m) on a net internal basis (measured in accordance with the RICS Code of Measuring Practice).

The above area is split into 2 suites with 818 sq ft being immediately available and a further 239 sq ft being let until August 2013 at an annual rental of £1,645 per annum which an incoming occupier could benefit from should they require space to expand into in the future.

RENT (ON VACANT SUITE)

£12.00 per sq ft, per annum, exclusive.

TENURE

Available on a leasehold basis for a term of years to be agreed.

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.

LEGAL COSTS

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

VAT

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents: -
Burston Cook

Williams Gunter Hardwick

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS
Tel: 0117 934 9977

FAO: Richard Wadman
Tel: 0117 9221222

SUBJECT TO CONTRACT

APRIL 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.