

**Chartered Surveyors  
& Commercial Property Consultants  
Partners**

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**BURSTON COOK**

## **TO LET**

### **UNIT 2 AXIS, HAWKFIELD BUSINESS PARK, BRISTOL, BS14 0BY**



- **MODERN SELF-CONTAINED UNIT**
- **HIGH OFFICE CONTENT**
- **5,225 SQ FT (484 SQ M)**
- **£6.00 PER SQ FT, PER ANNUM, EXCLUSIVE**
- **ON-SITE PARKING**

**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

Hawkfield Business Park is located just off the Whitchurch roundabout, close to the A4174 ringroad and is a popular business park located approximately four miles south of Bristol city centre. Junction 18 of the M5 motorway is situated nine miles to the north west and junction 3 of the M32 is six miles to the north.

## DESCRIPTION

The unit comprises a mid terrace business unit benefitting from ground and first floor offices, warehouse, kitchen and WC facilities.

The unit benefits from solid concrete floors, up and over roller shutter door, 3 phase electricity, gas hot air blowers and high specification electricity supply via a distribution panel to the rear of the warehouse.

The building will be refurbished throughout to include new decorations, carpeting and lighting within the ground and first floor offices.

## ACCOMMODATION

From our on-site measurements in accordance with the RICS Code of Measuring Practice (Sixth Edition), the unit comprises the following gross internal floor areas: -

Ground Floor	Warehouse	3,191 sq ft	(301 sq m)
	Office, kitchen/WC	1,014 sq ft	( 94 sq m)
First Floor		1,020 sq ft	(94.7 sq m)
<b>Total</b>		<b>5,225 sq ft</b>	<b>(585 sq m)</b>

## CAR PARKING

There are seven spaces allocated to the unit in addition to three shared estate parking spaces.

## TENURE

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

## RENTAL

£6.00 per sq ft, per annum, 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 1<sup>st</sup> October 2008.

## VAT

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

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

### 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.

**SUBJECT TO CONTRACT**

**OCTOBER 2009**

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