

Chartered Surveyors
& Commercial Property Consultants

Partners

DJ Burston BSc FRICS

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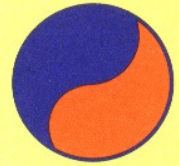
JM Rixon MRICS

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BURSTON COOK

TO LET

**Third Floor,
Howard House, Queens Avenue,
Clifton, Bristol, BS8 1SD**

***Open plan offices close to all of the amenities on
Clifton Triangle***



- **OPEN PLAN OFFICE SUITE**
- **6,014 SQ FT (558 SQ M)**
- **4 ON SITE CAR PARKING SPACES**
- **FLEXIBLE LEASE TERMS**



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

Howard House, which was the subject of an extensive refurbishment in the late 1990's, is situated on Queens Avenue close to Clifton Triangle. The Triangle itself offers a wide range of retail, banking, restaurant and leisure facilities to include the Nuffield Health Club, Lloyds TSB, Waitrose, Barclays Bank and Browns restaurant, to name but a few.

The City Centre is situated within a mile of the A4 Hotwells Road giving access to the Cumberland Basin and in turn the A370 or junction 18 of the M5 via the A4 Portway. Junction 3 of the M32 motorway is situated within 2 miles providing access to the national motorway network and Bristol Temple Meads railway station, which is situated approximately 2 miles away.

DESCRIPTION

The property benefits from an on site commissionaire, 8 person passenger lift, comfort cooling and male/female WC facilities to each floor.

The suite itself comprises predominantly open plan accommodation with some partitioned offices/meeting rooms (which can be removed if required) and kitchen facility. Other finishes include carpets throughout, gas central heating, suspended ceilings with category II lighting and 3 compartment under floor trunking. The suite also benefits from comfort cooling via a perimeter fresh air supply.

ACCOMMODATION

From our on site measurements, in accordance with the RICS Code of Measuring Practice, the net internal floor area comprises 6,014 sq ft (558 sq m).

TENURE

The accommodation is currently held on an effectively full repairing and insuring lease by way of a service charge for a term expiring on 14th December 2018.

The existing lease incorporates a tenant's option to determine on 4th December 2013 subject to providing nine months prior written notice.

The accommodation is available either by way of an assignment of the existing lease or by way of a new lease for a term of years to be agreed.

RENTAL

£16.00 per sq ft, per annum, exclusive.

PARKING

There are four on site car parking spaces available at an additional charge of £1,250 per annum, per space.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

BUSINESS RATES

We recommend all prospective occupiers contact the local rating authority to establish their exact rating liability - www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

FAO: Jayne Rixon MRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

January 2012

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.