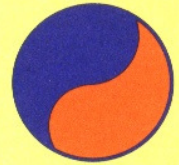


Chartered Surveyors
& Commercial Property Consultants
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BURSTON COOK

TO LET

SUPERB MEWS OFFICE BUILDING PROVIDING CONTEMPORARY STUDIO OFFICE SPACE

2 – 10 KINGS PARADE MEWS, CLIFTON, BRISTOL, BS8 2RE



- **2,100 SQ FT (198 SQ M)**
- **FOUR ON-SITE CAR PARKING SPACES**
- **NEW DECORATIONS/CARPETS THROUGHOUT**
- **£14.75 PER SQ FT**
- **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

The premises are situated fronting onto Kings Parade Mews, within just 25 metres of Whiteladies Road and close to Blackboy Hill. Kings Parade Mews runs alongside and to the rear of NatWest Bank.

There is a wide range of retail and leisure amenities situated within easy walking distance and there are also numerous commercial occupiers situated close by. There is on street parking within the surrounding residential streets with additional temporary parking on Whiteladies Road.

DESCRIPTION

2 – 10 Kings Parade Mews comprises two former mews buildings which were redeveloped approximately eight years ago to a very high standard to provide high quality contemporary office space comprising a mix of open plan and individual offices.

The accommodation will be redecorated and re-carpeted throughout and also benefits from gas central heating, WC facilities, kitchenettes and high quality wood framed internal partitioning (demountable if necessary) at first floor level, providing a bright, contemporary working environment.

ACCOMMODATION

The accommodation provides the following net internal floor areas: -

Ground Floor	1,120 sq ft	(104 sq m)
First Floor	980 sq ft	(91 sq m)
Total	2,100 sq ft	(195 sq m)

CAR PARKING

In addition to the ample on street parking within the surrounding residential area, there is parking for four cars on-site.

TENURE

The property is offered to let on a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£14.75 per sq ft, plus £1,000 per annum, per parking space.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided on the property.

VAT

All prices quoted are exclusive of VAT, where applicable.

VIEWING ARRANGEMENTS

Please contact the joint agents

Burston Cook

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SUBJECT TO CONTRACT

DECEMBER 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.