

Chartered Surveyors
& Commercial Property Consultants
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BURSTON COOK

SUITES FROM £69 PER WEEK INCLUSIVE!

TO LET

6 LOWER PARK ROW, BRISTOL, BS1 5BJ



- **CLOSE TO THE BRI / PARK ROW / UNIVERSITY**
- **239 – 1,088 SQ FT (22 – 124.2 SQ M)**
- **FLEXIBLE TERMS AVAILABLE**
- **NEWLY REFURBISHED**
- **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

6 Lower Park Row is located between Bristol city centre and Clifton. It is therefore, a short walk from all the local services and amenities offered by both Clifton and Bristol city centre.

DESCRIPTION

6 Lower Park Row is a period office building, with office suites available on first, second and third floors. The premises have been recently refurbished, along with the common areas and offers excellent office space with the benefit of category II lighting, video phone entry system, perimeter power points and category five cabling.

ACCOMMODATION

The available office suites comprise the following net internal areas: -

First Floor

Front office 249 sq ft (23 sq m)

Second Floor

Front office 265 sq ft (24 sq m)

Rear office 338 sq ft (31 sq m)

Third Floor

Front office 239 sq ft (22 sq m)

Rear office 246 sq ft (23 sq m) - **LET**

Total 1,337 sq ft (124.2 sq m)

LEASE

The accommodation is available to let individually on a floor by floor or overall basis. We are further able to offer the accommodation on an all inclusive rental to cover rent, rates and service charge.

RENT

£15 per sq ft, inclusive of rent, rates and service charge.

CAR PARKING

2 tandem car parking spaces are available by separate negotiation, at a reduced rental of £750 per space, per annum.

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

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Andrew Oliver MRICS, Jayne Rixon MRICS or Sarah Bicknell

Tel: 0117 934 9977

Fax: 0117 930 0633

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OCT 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.