

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

**ONLY
£7.50 psf p.a. EXCLUSIVE**

TO LET

TO BE REFURBISHED

**MATTHEW HOUSE,
22-28 COLSTON STREET,
BRISTOL, BS1 5AE**



- **CITY CENTRE LOCATION**
- **OPEN PLAN REFURBISHED OFFICE**
- **1,329 SQ FT (122.6 SQ M)**
- **ON SITE PARKING SPACE**
- **CIRCULAR MEETING ROOM**
- **EXCELLENT NATURAL LIGHTING**



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

Colston Street is located within the heart of Bristol City Centre and links Colston Avenue with Upper Maudlin Street at its junction with St Augustine's Parade. The property is situated to the east side of Colston Street within a mixed use area which has recently seen the Colston Hall refurbished/redeveloped and is close to Bristol Royal Infirmary.

The property is conveniently located within a 10-15 minute walk of Broadmead, Cabot Circus and Harbourside providing easy access to a wide range of leisure and retail facilities. The property is within walking distance of Bristol Temple Meads Station providing access to the national rail network. Access to the national motorway network, via the M32 motorway, lies approximately 1.5 miles north east of the property at the junction of Bond Street and Newfoundland Way.

DESCRIPTION

Matthew House comprises a prominent three storey 1980s office building providing accommodation over ground, first and second floors.

The property provides open plan accommodation comprising suspended ceiling with recessed lighting, central heating, three compartment floor boxes, kitchenette and male and female WC facilities within the suite.

The property benefits from an 8 person, 630 kg passenger lift providing access to all floors and secure basement parking.

The suite also benefits from a separate meeting room/office suites situated on a mezzanine level between first and second floor levels. The accommodation is circular in shape with a dome shaped atria style roof light, spot lighting, upper lighting, power sockets and central heating.

ACCOMMODATION

The accommodation has been measured on a net internal basis, to provide the following approximate area in accordance with the RICS Code of Measuring Practice (6th Edition).

	Sq Ft	Sq M
Meeting Room	74	6.9
Second Floor	1,255	116.6
TOTAL	1,329	122.6

PARKING

There is secure basement parking available at a ratio of 1:1,329 sq ft with additional spaces available at a £1,250 per space, per annum in the adjoining building Prince William House.

TENURE

The suite is available subject to contract, on a full repairing and insuring lease for a term of years to be agreed.

RENT

The suite is available at a rent of £7.50 per sq ft, per annum, exclusive.

SERVICE CHARGE

A service charge is payable for the upkeep of the common areas within the demise of the property. Further details upon request.

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

The incoming tenant to be responsible for the lessor's reasonable legal costs incurred in respect of transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Sarah Bicknell

Tel: 0117 934 9977

CBRE

FAO: Guy Mansfield MRICS

Tel: 0117 943 5785

SUBJECT TO CONTRACT

AUGUST 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.