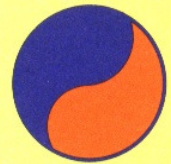


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
website: www.burstoncook.co.uk



BURSTON COOK

ONLY £145,000

FOR SALE

**12 MEAD COURT, COOPER ROAD,
THORNBURY, BS35 3UW**



- **1,335 SQ FT (124 SQ M)**
- **5 ON-SITE CAR PARKING SPACES**
- **RECENTLY REFURBISHED TO A CONTEMPORARY FINISH**
- **SITUATED CLOSE TO MOTORWAY NETWORKS**
- **ONLY £145,000**

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 property is located at Mead Court Business Park within Thornbury Industrial Estate, located just off Cooper Road and only 1 mile from Thornbury town centre. There is good access to the M4/M5 motorway network and only 15 miles from Bristol City Centre.

DESCRIPTION

The unit comprises an end of terrace self contained office building arranged over ground and first floors and recently refurbished to a high standard. The offices benefit from part comfort cooling, suspended ceilings, carpeting throughout, wcs on each floor with kitchenette at first floor level, dado level perimeter trunking, recessed fluorescent strip lighting and gas central heating. The property is alarmed.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (sixth edition) and comprises the following net internal areas:

Ground Floor:	642 sq ft	(59.61 sq m)
First Floor:	693 sq ft	(64.39 sq m)
Total:	1,335 sq ft	(124 sq m)

CAR PARKING

There are 5 on site car parking spaces

TENURE

The accommodation is offered by way of a long leasehold interest with approximately 104 years remaining.

PRICE

Offers in excess of £145,000 are sought.

BUSINESS RATES

We understand the property has a rateable value (2009/2010) of £13,500, equating to rates payable of approximately £4.90 per sq ft.

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 1st 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 sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS or David Ball

Tel: 0117 934 9977

Fax: 0117 930 0633



SUBJECT TO CONTRACT

OCTOBER 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.