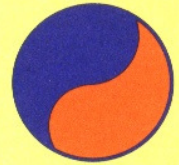


Chartered Surveyors  
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**BURSTON COOK**

## TO LET/FOR SALE

# UNIT 11 NETHAM PARK TRADING ESTATE, NETHAM ROAD, BRISTOL, BS5 9PJ



- ◆ **BUSINESS UNIT PROVIDING WAREHOUSE AND OFFICE ACCOMMODATION**
- ◆ **3,117 SQ FT (209.55 SQ M)**
- ◆ **GOOD QUALITY FIRST FLOOR OFFICE ACCOMMODATION**
- ◆ **CONVENIENT AND CENTRAL LOCATION**
- ◆ **TO LET - £5.95 PER SQ FT, EXCLUSIVE**
- ◆ **TO PURCHASE - £180,000, EXCLUSIVE**

**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 on Netham Road, within the established Netham Park Trading Estate. The trade park is conveniently located, just 1½ miles east of Bristol city centre and junction 3 of the M32 motorway.

## DESCRIPTION

The property comprises a mid terrace industrial building with brick elevations from ground to approximately half height and vertical profile sheet cladding above.

Internally, the property has undergone significant improvements to provide warehouse/storage accommodation over the majority of the ground floor with access via a roller shutter door of approximately 2.07 metres wide by 2.13 metres high and a minimum eaves height of approximately 2.3 metres. The remainder of the ground floor has been fitted to provide an entrance/reception area, office and WC facilities.

The first floor has been fully fitted to provide good quality office accommodation finished to provide carpet floors, painted plastered walls, suspended ceilings with recessed anti-glare zone lighting, perimeter trunking, air conditioning and a degree of natural light from aluminium framed double glazed windows. Further, the first floor benefits from a kitchen area and shower facilities.

## ACCOMMODATION

From measurements taken on-site in accordance with the RICS Code of Measuring Practice (Sixth Edition), the property provides the following approximate gross internal areas: -

Ground Floor	1,570 sq ft	(145.85 sq m)
First Floor Offices	1,547 sq ft	(143.70 sq m)
<b>Total GIA</b>	<b>3,117 sq ft</b>	<b>(289.55 sq m)</b>

## TENURE

The property is available by way of a freehold sale or a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

## PRICE/RENTAL

Freehold purchase price - £180,000, exclusive  
Rental - £5.95 per sq ft, exclusive.

## LEGAL COSTS

Each party to pay their own legal costs.

## ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

## VAT

All prices quoted are exclusive of VAT if applicable.

## VIEWING ARRANGEMENTS

Strictly by appointment only through the sole agents; Burston Cook  
F.A.O. Andrew Oliver MRICS or David Ball BA MSc (Hons)  
Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**SEPTEMBER 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.