

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

TO LET

OFFICES WITH PARKING

**GROUND & SECOND FLOORS, 68 OAKFIELD ROAD,
CLIFTON, BRISTOL, BS8 2BG**



- **SUITES AVAILABLE OF 514 SQ FT (47.7 SQ M) & 588 SQ FT (54.6 SQ M)**
- **UP TO 4 ONSITE CAR PARKING SPACES**
- **ONLY £12.75 PER SQ FT, EXCLUSIVE**
- **NEWLY REFURBISHED**
- **SHORT TERM LEASES AVAILABLE**

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 occupy a prominent location close to the junction of Oakfield Road and Whiteladies Road, at the heart of the established commercial and residential area of Clifton.

Clifton remains one of the most popular and prestigious office locations in Bristol favoured by many office occupiers due to the pleasant working environment, improved parking facilities and host of restaurants, retail and leisure facilities situated close at hand.

DESCRIPTION

The available accommodation is located at ground and second floor levels and benefit from a full refurbishment to include redecoration, new carpets, upgraded lighting and radiators.

CAR PARKING

Two tandem car parking spaces will be allocated to each floor at the front of the property, at an additional cost of £1,000 per space, per annum.

ACCOMMODATION

From our onsite measurements in accordance with the RICS Code of Measuring Practice, the net internal floor areas are as follows: -

Ground Floor	588 sq ft	54.6 sq m
Second Floor	514 sq ft	47.7 sq m

TENURE

The accommodation is available by way of a new full repairing and insuring lease by way of a service charge for a term of years to be agreed, incorporating regular upward only rent reviews.

RENTAL

£12.75 per sq ft, exclusive.

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.

LEGAL COSTS

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

VAT

All rentals and prices quoted are exclusive of VAT, if applicable. We are advised that VAT is not chargeable on this property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Andrew Oliver MRICS or Jayne Rixon MRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

DECEMBER 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.