

& Commercial Property Consultants

Partners

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BURSTON COOK

“FULLY REFURBISHED JANUARY 2010”

TO LET

**69 OAKFIELD ROAD, CLIFTON, BRISTOL,
BS8 2BB**



- **SELF-CONTAINED OFFICE**
- **1,900 SQ FT (176 SQ M)**
- **3 ON-SITE PARKING SPACES**
- **£16.00 PER SQ FT PLUS PARKING**
- **REFURBISHED TO A HIGH STANDARD THROUGHOUT**

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 building is situated over ground, first, second, third and fourth floor levels and comprises a self-contained period terrace building providing a mix of room sizes within predominantly cellular accommodation over all floors.

The building benefits from gas central heating and has been refurbished to a very high standard to include LG3 lighting, new kitchen and WC facilities, decorations and new carpets throughout.

To the front of the property there are three designated car parking spaces in addition to on street parking available within the immediate vicinity.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the net internal floor area comprises 1,900 sq ft (176 sq m).

TENURE

The existing lease is currently held for a term of 10 years from 1st March 2001 and therefore expires on 1st March 2011. The lease is therefore being offered by way of an assignment of the existing lease, alternatively a new lease could be offered for a term of years to be agreed.

RENTAL

£33,500 per annum, exclusive, which equates to £16.00 per sq ft plus £1,000 per parking 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 to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633



SUBJECT TO CONTRACT

JANUARY 2010

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.