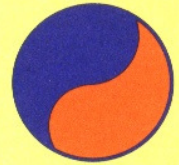


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

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BURSTON COOK

TO LET

**68 OLD MARKET STREET, BRISTOL,
BS2 0EJ**

***GOOD QUALITY OFFICES WITH UP
UP TO 12 CAR SPACES...***



- **GOOD QUALITY OFFICE BUILDING TOTTALLING CIRCA 3,868 SQ FT (354 SQ M) WITH UP TO 12 ON-SITE CAR SPACES**
- **GOOD ACCESS TO TEMPLE MEADS, M32 MOTORWAY & CABOT CIRCUS RETAIL CENTRE**
- **TO BE FULLY REDECORATED AND RE-CARPETED THROUGHOUT**
- **ONLY £35,000 PER ANNUM, TO INCLUDE CAR PARKING**

SUBJECT TO CONTRACT

LOCATION

The property is situated fronting onto Old Market Street, close to its junction with the inner circuit ring road, which encircles Bristol city centre.

Cabot Circus is within walking distance and there is good access to Temple Meads railway station and the M32 motorway.

DESCRIPTION

The premises comprise a substantial period property over ground, first, second and third floors with storage at basement level.

The property has been well maintained and will be fully redecorated and re-carpeted prior to future occupation.

To the rear there is a secure car parking compound for up to 12 cars with tandem parking.

ACCOMMODATION

The property comprises a total net internal area of approximately 359.7 sq m (3,868 sq ft).

TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term to be agreed and subject to five yearly rent reviews.

QUOTING RENT

£35,000 per annum, exclusive, to include car parking, equating to circa £9.00 per sq ft overall.

RATING

We are advised by the Local Rating Authority that the rates payable for the current year are circa £13,850.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

All rentals and costs are quoted exclusive of VAT if applicable. Interested parties must satisfy themselves in respect of VAT.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view contact the sole agents: -

Burston Cook

FAO: Julian Cook FRICS and David Ball BS 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.