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BURSTON COOK

TO LET

16 ORCHARD STREET, BRISTOL, BS1 5DX

ATTRACTIVE PERIOD OFFICE BUILDING WITH CONTEMPORARY REFURBISHMENT



- **QUIET LOCATION IN THE HEART OF BRISTOL CITY CENTRE**
- **ATTRACTIVE PERIOD OFFICES WITH CONTEMPORARY REFURBISHMENT**
- **404 SQ FT (37.6 SQ M) TO 1,812 SQ FT (169.8 SQ M)**
- **ONLY £10.00 PER SQ FT, EXCLUSIVE**
- **AVAILABLE FLOOR BY FLOOR OR AS A WHOLE**

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

Orchard Street is one of Bristol's most sought after professional locations close to College Green, The Royal Marriott Hotel and Bristol Cathedral. A host of quality leisure and retail amenities are available within nearby Park Street and a multi storey car park lies within approximately 100 metres. There is on street parking available within Orchard Street itself and Colston Avenue and Bristol Broadmead Shopping Centre and Cabot Circus are within walking distance. Orchard Street is situated at the heart of a Conservation Area which exudes the grandeur and charm of historic Bristol.

DESCRIPTION

16 Orchard Street comprises a fine Georgian office building providing period offices over four floors. The building benefits from kitchen, WCs, gas central heating and has recently undergone a full refurbishment to provide contemporary finishes that compliment the original period features within the building.

ACCOMMODATION

The property provides the following approximate net internal areas: -

Ground Floor	404 sq ft	(37.6 sq m)
First Floor	479 sq ft	(44.5 sq m)
Second Floor	479 sq ft	(44.5 sq m)
Third Floor	450 sq ft	(42.8 sq m)
Total	1,812 sq ft	(169.8 sq m)

TENURE

The accommodation is offered to let by way of a new effectively full repairing and insuring lease(s) for a term of years to be agreed and subject to normal rent review provisions.

RENTAL

Only £10.00 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.

VAT

All 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

For viewing and further information, strictly through the sole agents: -

Burston Cook

FAO: Andrew Oliver or David Ball

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

APRIL 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.