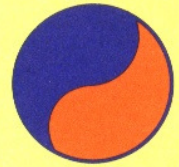


Chartered Surveyors  
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**BURSTON COOK**

## OFFICES TO LET

### LANGFORD LODGE, 109 PEMBROKE ROAD, CLIFTON, BRISTOL BS8 3EU



- **SELF-CONTAINED LOWER GROUND OFFICE WITH THREE CAR PARKING SPACES**
- **PRESTIGIOUS AND PROMINENT PERIOD OFFICE BUILDING SET WITHIN ATTRACTIVE LANDSCAPED GROUNDS**
- **1572 SQ FT (146 SQ M) WITH THREE CAR PARKING SPACES**
- **ONLY £12.50 PER SQ FT EXC, PLUS PARKING**
- **DESIRABLE AND CONVENIENT LOCATION**

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

Langford Lodge is prominently situated on Pembroke Road at its junction with Guthrie Road in the popular and upmarket suburb of Clifton. The location offers convenient access to Clifton Village, Whiteladies Road, Clifton Triangle and the popular Downs with further road access to the M5 motorway junctions 17 and 18 as well as being only one mile North of Bristol City Centre.

## DESCRIPTION

Langford Lodge is a prominent detached office building with the subject accommodation situated at lower ground floor level. Despite being on the lower ground floor it provides plenty of natural light throughout the offices via numerous windows and doorways offering views of the landscaped gardens. The building retains much of its original period features although also provides excellent modern working environment with a combination of office rooms and larger open plan areas. With the building set back off the main road and surrounded by landscaped gardens this building offers a professional and tranquil working environment.

## ACCOMMODATION

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

Offices	1,412 sq ft	(131 sq m)
Stores	160 sq ft	( 15 sq m)
<b>Total</b>	<b>1,572 sq ft</b>	<b>(145 sq m)</b>

## CAR PARKING

The suite benefits from three allocated on site car parking spaces

## TENURE

The accommodation is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENTAL

Rental offers are sought in the region of £12.50 per sq ft plus £1,000 per annum, exclusive per parking space.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided on the property.

## VAT

We understand that VAT is payable on the rental.

## VIEWING ARRANGEMENTS

Please contact the joint agents

Burston Cook

FAO: Andrew Oliver or Jayne Rixon

Tel: 0117 934 9977

Williams Gunter Hardwick

FAO: Richard Wadman or Andrew Hardwick

Tel: 0117 922 1222

**SUBJECT TO CONTRACT**

**MAY 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.