

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

TO LET (MAY SELL)

MODERN OPEN PLAN OFFICES, PINNACLE HOUSE, 166 GLOUCESTER ROAD NORTH, PATCHWAY, BRISTOL, BS34 5DG



- MODERN OPEN PLAN OFFICES CLOSE TO M4/M5 INTERCHANGE
- 1,671 SQ FT – 3,361 SQ FT (155.3 SQ M – 312.3 SQ M)
- ONLY £12.50 PER SQ FT, EXCLUSIVE
- 10 CAR PARKING SPACES AVAILABLE
- ATTRACTIVE REAR GARDEN

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

Pinnacle house benefits from direct access from Gloucester Road North (A38) and is only 6 miles from Bristol city centre. Nearby occupiers include British Aerospace, Rolls Royce, Royal Mail Sorting Office and Filton College. Aztec West Business Park and junction 16 of the M4/M5 interchange is within 1 mile. Bristol Parkway Station and The Mall shopping centre are both within 3 miles.

There is also access to the M32 motorway via the motorway network or via the ring road (A4174).

DESCRIPTION

The property comprises a detached two storey office building built in 2005 with the benefit of 10 car parking spaces and an attractive rear garden. The office accommodation has been developed with flexibility in mind, allowing the building to be let as a whole or provide self contained offices on each floor with their own kitchen and WC facilities.

The offices have been finished to a modern standard with painted plaster walls, carpet floor, suspended ceilings with category II recessed lighting and additional wall mounted lighting, video phone entry and Mitsubishi comfort cooling cassettes. As highlighted, the offices provide self contained kitchen facilities in each office and male and female WC within the foyers.

ACCOMMODATION

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

Ground Floor	1,671 sq ft	(155.3 sq m)
First Floor	1,690 sq ft	(157 sq m)
Total	3,361 sq ft	(312.3 sq m)

CAR PARKING

A total of 10 designated car parking spaces are allocated to the building. In addition, there is also the benefit of cycle racks at the rear of the property.

TENURE

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

Alternatively, our client will also consider the sale of the property.

RENTAL/PRICE

£12.50 per sq ft, per annum, exclusive.

Price on application.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

All prices and rental quoted are exclusive of VAT if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents:-

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

SUBJECT TO CONTRACT

JULY 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.