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**BURSTON COOK**

## TO LET

# UNIT B2 PORTISHEAD OFFICE PARK, PORTISHEAD NORTH SOMERSET BS20 7LF



- **SUITES FROM 746 SQ FT (69.35 SQ M) UP TO 4,278 SQ FT (397 SQ M)**
- **UP TO 16 ON SITE CAR PARKING SPACES**
- **ONLY £11.75 PER SQ FT, PER ANNUM, EXCLUSIVE**
- **OPEN PLAN, MODERN COMFORT COOLED OFFICES**

**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

Portishead Office Park is located 2.5 miles from Junction 19 of M5 motorway and situated on the A369 Portishead Road. The town is situated eight miles north-west of Bristol city centre and six miles from Clifton.

Portishead marina and town centre are within easy walking distance and offer a range of shops, leisure and banking facilities. There are dining and refreshment facilities and hotel accommodation available adjacent to Portishead Office Park.

## DESCRIPTION

The accommodation benefits from:

- Kitchen
- Gas fired central heating
- Comfort cooling cassettes
- Raised floors with under floor trunking
- Suspended ceilings with low glare lighting
- Furniture, IT cabling and telephone systems available (if required)
- Up to 16 car parking spaces

## ACCOMODATION

The accommodation offers suites from 746 sq ft (69.35 sq m) up to the whole which comprises 4,278 sq ft (397 sq m), measured on a net internal basis, in accordance with the RICS Code of Measuring Practice.

Suite 1 – 746 sq ft	(69 sq m)	Suite 4 – 2,068 sq ft	(192 sq m)
Suite 2 – 1,300 sq ft	(120 sq m)	Suite 5 – 4,278 sq ft	(397 sq m)
Suite 3 – 2,210 sq ft	(205 sq m)		

## TENURE

The accommodation is available by way of a new full repairing and insuring lease(s) (via a service charge) on flexible terms.

## RENTAL

The quoting rent is £11.75 sq ft per annum, exclusive.

## VAT

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

## RATES

The in going occupier will be responsible for their own business rates.

## 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 1<sup>st</sup> October 2008.

## 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 joint sole agents:-

### Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS  
Tel: 0117 934 9977

### Colliers CRE

FAO: Nicola Perry  
Tel: 0117 9172046

## SUBJECT TO CONTRACT

**DECEMBER 2008**

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.