

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

***Open Plan Economical Offices
With Excellent Parking***

TO LET

**FIRST FLOOR, POWER HOUSE, FEEDER ROAD,
BRISTOL, BS2 0TH**



- **OPEN PLAN SELF CONTAINED OFFICE**
- **GOOD ACCESS TO ROAD NETWORKS AND BRISTOL CITY CENTRE**
- **2,767 SQ FT (257 SQ M) WITH HIGH PARKING RATIO**
- **ALL THE BENEFIT OF CENTRAL OFFICES AT A FRACTION OF THE PRICE!**
- **ONLY £7.50 PER SQ FT, EXCLUSIVE**

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

Power House is situated off Feeder Road, the principle route through the established St Phillips area and providing easy access to Bristol City Centre just two miles away.

Further to this, Feeder Road provides easy access to the M32 motorway via the A4320 St Phillips causeway and also to the A4174 Avon Ring Road via the A4 Bath Road.

DESCRIPTION

The offices are located on the 1st Floor of Power House, via a ground floor reception/foyer. The offices offer open plan accommodation with their own WC and Kitchen facilities.

In addition, finishes include carpet floors, painted plaster walls, suspended ceilings with recess antiglare florescence strip lighting, wall mounted night storage heaters and comfort cooling cassettes within the main office.

The property also benefits from a high number of car parking spaces.

ACCOMMODATION

The property provides approximately 2,767 sq ft (25.7 sq m).

TENURE

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

RENTAL

From £7.50 per sq ft, exclusive

RATEABLE VALUE

The current rates payable are approximately £8,591 per annum, exclusvie (April 2010/2011). We would, however, recommend that all interested parties make their own enquiries directly at www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATES

In line with Government legislation, an Energy Performance Certificate will be provided on the property.

VAT

All rental quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS / David Ball BA MSc (Hons)

Tel: 0117 934 9977

Fax: 0117 930 0633

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.