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**BURSTON COOK**

**STUDIO/OFFICES  
ONLY £5.00PSF!!**

**TO LET**

**PRINCE WILLIAM HOUSE,  
30-34 COLSTON STREET,  
BRISTOL, BS1 5AE**



- **CITY CENTRE LOCATION – CLOSE TO COLSTON HALL & B.R.I.**
- **OPEN PLAN SUITES**
- **1,905 – 7,080 SQ FT (177 – 657 SQ M)**
- **SECURE ON SITE CAR PARKING**
- **EXCELLENT NATURAL LIGHTING**
- **ONLY £5.00 PER SQ FT!!**

**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

Colston Street is located within the heart of Bristol City Centre and links Colston Avenue with Upper Maudlin Street at its junction with St Augustine's Parade. The property is situated to the east side of Colston Street within a mixed use area which has recently seen the Colston Hall refurbished/redeveloped and is close to Bristol Royal Infirmary.

The property is conveniently located within a 10-15 minute walk of Broadmead, Cabot Circus and Harbourside providing easy access to a wide range of leisure and retail facilities. The property is within walking distance of Bristol Temple Meads Station providing access to the national rail network. Access to the national motorway network, via the M32 motorway, lies approximately 1.5 miles north east of the property at the junction of Bond Street and Newfoundland Way.

## DESCRIPTION

Prince William House comprises a prominent three storey city centre office building providing accommodation over lower ground, ground and first floors.

The property provides open plan accommodation comprising suspended ceiling with recessed lighting, ceiling mounted air handling system, perimeter trunking, kitchenettes and male/female WC facilities. The suites benefit from excellent natural light, particularly the first floor suite which benefits from large feature windows overlooking Colston Street. The ground and lower ground floor suites provide split level open plan accommodation with double aspect natural lighting.

The property further benefits from secure basement parking.

## ACCOMMODATION

The accommodation has been measured on a net internal basis, to provide the following approximate area in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

	<u>sq ft</u>	<u>sq m</u>
Lower Ground Floor	2,928	272
Ground Floor	2,247	208
First Floor	1,905	177
<b>TOTAL</b>	<b>7,080</b>	<b>657</b>

## PARKING

There is secure basement parking available at a ratio of 1:1,000 sq ft with additional spaces available at a £1,250 per space, per annum in the adjoining building Prince William House if required.

## TENURE

Each suite is available on new full repairing and insuring leases, on flexible lease terms for a term of years to be agreed.

## RENT

£5.00 per sq ft, per annum, exclusive.

## SERVICE CHARGE

A service charge is payable for the upkeep of the common areas within the demise of the property.

## 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 rentals and prices quoted are exclusive of VAT, if applicable.

## LEGAL COSTS

The incoming tenant to be responsible for the lessor's reasonable legal costs incurred in respect of transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS

Tel: 0117 934 9977

CBRE

FAO: Guy Mansfield MRICS

Tel: 0117 943 5785

**SUBJECT TO CONTRACT**

**SEPTEMBER 2009**

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.