

Chartered Surveyors  
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BURSTON COOK

**MODERN OPEN PLAN OFFICES**

**FLEXIBLE LEASE TERMS  
AVAILABLE**

**TO LET  
CONTEMPORARY OPEN PLAN OFFICES  
66 QUEENS ROAD, CLIFTON  
BRISTOL, BS8 1QU**



- **PROMINENT QUEENS ROAD LOCATION**
- **CONTEMPORARY OPEN PLAN OFFICES TO INCLUDE USE OF MODERN FURNISHINGS**
- **1,281 SQ FT (119 SQ M)**
- **FLEXIBLE TERMS AVAILABLE**
- **ONLY £11.50 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

Queens Road is a busy and popular location that links Clifton with the city centre via Park Street and benefits from an abundance of shops, restaurants and offices.

## DESCRIPTION

The accommodation is situated at third floor level and comprises open plan studio style office accommodation with shared kitchen and WC facilities. The premises have been refurbished to provide new contemporary and modern carpets and decorations, Category II lighting and perimeter trunking. In addition the unit is available with modern office furniture.

## ACCOMMODATION

From our on site measurements, in accordance with the RICS code of measuring practice the net internal floor area comprises 1,281 sq ft (119 sq m).

## TENURE

The premises are available by way of a new effectively full repairing and insuring service charge lease, for a term of years to be agreed. We are, however, able to offer flexible and short-term leases to suit occupier's individual requirements.

## RENTAL

£11.50 per sq ft per annum, exclusive

## RATING

We are verbally informed that the office and premises at 66 Queens Road are listed as follows: -

Rateable Value:	£7,600
Rates Payable 2008/09 (approx):	£3,690

We would highlight that occupiers for this suite may also benefit from small business rates relief, therefore reducing the rates payable further. We would recommend that all parties make their own enquiries with the Valuation Office ([www.voa.gov.uk](http://www.voa.gov.uk))

## 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.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook  
FAO: Andrew Oliver MRICS or Sarah Bicknell  
Tel: 0117 934 9977  
Fax: 0117 930 0633



**SUBJECT TO CONTRACT**

**AUGUST 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.