

**Chartered Surveyors  
& Commercial Property Consultants  
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**BURSTON COOK**

**TO LET**

**FIRST FLOOR OFFICES  
57 QUEENS ROAD, CLIFTON  
BRISTOL, BS8 1QL**



- **LIGHT, SPACIOUS AND ATTRACTIVE PERIOD OFFICES**
- **438 SQ FT (40.7 SQ M)**
- **GOOD PRESENCE AND SIGNAGE ONTO BUSY QUEENS ROAD**
- **SELF-CONTAINED OFFICES WITH KITCHEN & WC FACILITIES**
- **ONLY £5,750 PER ANNUM**

**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

The property is located prominently fronting onto Queens Road, which benefits from a high level of passing traffic and footfall. Queens Road is a popular office and retail pitch with local retailers including Sainsburys, Borders, Austin Reed and numerous cafés, restaurants and bars within the immediate vicinity.

There is pay and display on-street parking throughout the vicinity and West End NCP multi storey car park is within easy walking distance.

## DESCRIPTION

The accommodation is situated on first floor and comprises a self-contained office with two large open plan interlinking office suites and its own self-contained kitchen and WC facilities.

Despite the open plan functionality, the office has maintained many of its period features and also benefits from large windows to the front and rear providing a high level of natural light.

## ACCOMMODATION

From measurements taken on-site in accordance with the RICS Code of Measuring Practice (Sixth Edition), the offices provide an approximate net internal area of **438 sq ft (40.7 sq m)**.

## TENURE

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

## RENT

£5,750 per annum, exclusive.

## RATEABLE VALUE

The current rates payable are circa £2,015 per annum, exclusive (2008/2009).

***NB. Small businesses may also be eligible for small rates relief, therefore reducing the rates payable to circa £1,007 per annum, exclusive!***

## 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 4th January 2009.

## VAT

All prices quoted are exclusive of VAT if applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Sarah Bicknell or Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**OCTOBER 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.