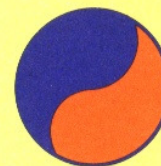


Chartered Surveyors  
& Commercial Property Consultants  
Partners

DJ Burston BSc FRICS  
JPH Cook FRICS  
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: commercial@burstoncook.co.uk  
website: www.burstoncook.co.uk



**BURSTON COOK**

**TO LET**

**UNIT 9, RIVERSIDE BUSINESS CENTRE, ST  
ANNES, BRISTOL, BS4 4ED**



- ◆ **MODERN INDUSTRIAL UNIT**
- ◆ **1,317 SQ FT (122 SQ M)**
- ◆ **£9,500 PER ANNUM, EXCLUSIVE**
- ◆ **ON SITE PARKING**

**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**

Riverside Business Park is situated on St Annes Road just off Feeder Road in St Annes.

There is easy access along Whitby Road to St Philips Causeway (A4320) and in turn Junction 3 of the M32 Motorway.

## **DESCRIPTION**

The unit comprises a modern mid terrace industrial unit constructed of profile of steel cladding/part brick elevations, up and over shutter door, double glazed UPVC window/doors and corrugated steel roof incorporating 10% roof lighting.

The unit benefits from central heating, WC facilities, a small office and kitchenette.

## **ACCOMMODATION**

From our on site measurements in accordance with the RICS Code of Measuring Practice, we estimate the gross internal floor area to comprise 1,317 sq ft(122 sq m)

## **TENURE**

The premises are available to let on a leasehold basis, by way of a new full repairing and insuring lease for a term of years to be agreed.

## **RENTAL**

£9,500 per annum, exclusive.

## **LEGAL COSTS**

Each party to pay their own legal costs.

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **VAT**

We advise that the VAT is payable on the purchase/rental price.

## **VIEWING ARRANGEMENTS**

Strictly by appointment only through the sole agents; Burston Cook  
F.A.O. Jayne Rixon MRICS or Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**JANUARY 2011**

### **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.