

**Chartered Surveyors  
& Commercial Property Consultants  
Partners**

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**BURSTON COOK**

**TO LET**

**INDUSTRIAL/DISTRIBUTION UNIT  
BOROUGH PARK, ROMNEY AVENUE,  
LOCKLEAZE, BRISTOL, BS7 9ST**



- **WAREHOUSE/DISTRIBUTION UNIT WITH OFFICE ACCOMMODATION**
- **LARGE YARD ATTACHED**
- **EXCELLENT LOCATION, CLOSE TO BRISTOL CITY CENTRE AND THE M32 MOTORWAY**
- **WOULD SUIT STORAGE/DISTRIBUTION USE**
- **4,793 SQ FT (445.2 SQ M) ON A SITE OF 1.003 ACRES**
- **ONLY £35,000 PER ANNUM, 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

The property is located within a small estate off Romney Avenue, Lockleaze. The location provides excellent access to the M32 motorway within 1 mile, which in turn provides further access to the M4/M5 motorway network and Bristol City Centre is within 3 miles to the South of the property.

## DESCRIPTION

The property comprises a solid brick building under a flat roof, with two interlinking single warehouse either side of a three storey office section. The warehouse bays provide access via two roller shutter doors of 2.37 m wide x 4.25 m wide on one side with the other providing access via a sliding wooden doorway of 4.12 m wide x 3.67 m high.

The whole site provides an area of 1.003 acres benefitting from ample parking to the front of the unit and a large secure yard to the rear with separate access.

## ACCOMMODATION

From measurements provided, the property provides the following gross internal areas:-

Ground Floor	3,178 sq ft	(295.2 sq m)
First Floor	785 sq ft	(72.9 sq m)
Second Floor	830 sq ft	(77.1 sq m)
<b>Total</b>	<b>4,793 sq ft</b>	<b>(445.23 sq m)</b>

## TENURE

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENTAL

£35,000 per annum, exclusive.

## RATES

The current rateable value is £28,000 equating to rates payable of approximately £13,580 per annum.

## 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 prices quoted are exclusive of VAT if payable.

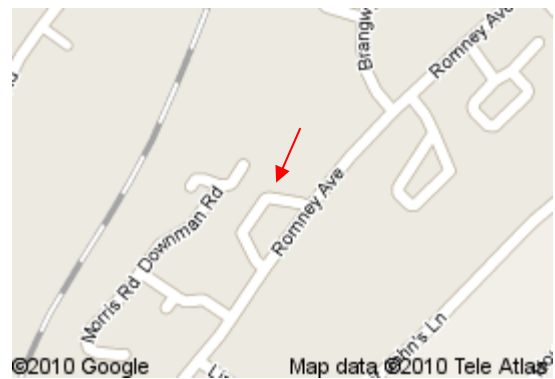
## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Andrew Oliver MRICS or David Ball

Tel: 0117 934 9977



**SUBJECT TO CONTRACT**

**February 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 consultants if they have any concerns about asbestos and asbestos related issues.