

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

TO LET

**ROYAL OAK HOUSE,
ROYAL OAK AVENUE,
BRISTOL, BS1 4GB**

NOW ONLY £8.50 PER SQ FT



- **1,238 SQ FT – 2,476 SQ FT (115 SQ M – 230 SQ M)**
- **MODERN OPEN PLAN SUITES BY QUEENS SQUARE**
- **FLEXIBLE LEASE TERMS**
- **EXCEPTIONAL VALUE AT ONLY £8.50 PER SQ FT**
- **DISABLED ACCESS AND PASSENGER LIFT**
- **A CONTEMPORARY AND PROFESSIONAL REFURBISHED OFFICE BUILDING**
- **UNLIMITED USE OF COMMUNAL BOARD ROOM**

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 just off Queen Square, which is one of Bristol's most established commercial locations within the heart of the city. It offers good access to Temple Meads Railway station, the M32 and other major road networks. Queen Square is considered one of the most prestigious and sought after office locations within Bristol and offers, an attractive setting with many period buildings and a well maintained landscaped central square.

Queen Square further provides a location within a short walk of Broadmead shopping centre, Bristol's Waterfront and Harbourside development and numerous restaurants and bars.

DESCRIPTION

The building comprises a total of 10,000 sq ft (929 sq m) which was the subject of an extensive refurbishment in 1999. Further refurbishment has been carried out to create a new professional and contemporary ground floor reception/meeting area. Further to this, the remaining communal areas have also undergone a full refurbishment to include re-decoration, new lighting, new signage and modern fixtures and fittings.

The building provides a ground floor reception area, disabled WC facilities, 8 person passenger lift, gas central heating, communal kitchen and additional meeting room facilities. All suites have been refurbished to include re-decoration, new carpets throughout, suspended ceilings with Category II lighting and perimeter trunking.

ACCOMMODATION

From our on site measurements the net internal floor areas are as follows:-

Second Floor	1,238 sq ft	(115 sq m)
Third Floor	1,238 sq ft	(115 sq m)
Total	2,476 sq ft	(230 sq m)

CAR PARKING

Metered car parking is immediately available within Queen Square in addition to the NCP car park.

TENURE

The premises are offered by way of a new internal repairing and insuring service charge lease for a term of years to be agreed.

RENT

£8.50 per sq ft.

RATES

We are advised that the rateable value for the office suite is £12,250 – Approximate rates payable - £5,439 per annum (2008 – 2009). We would, however, advise all interested parties to confirm these figures with the ratings authority at 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 4th January 2009.

VAT

All prices and rentals quoted are exclusive of VAT if applicable. We are advised that VAT will be charged on the rental.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Andrew Oliver or David Ball.

Tel: 0117 934 9977 Fax: 0117 930 0633

SUBJECT TO CONTRACT

JULY 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.

Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.