

Chartered Surveyors
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BURSTON COOK

PROMINENT OPEN PLAN OFFICES

TO LET

**SAVILLE HOUSE, 12 – 13 BONVILLE
ROAD, BRISTOL, BS4 5QG**

**Low Costs...
Rental Only £6.50 p.s.f, exc**

**Adjacent Warehouse
Accommodation Available**



- OPEN PLAN OFFICE ACCOMMODATION UP TO 4,437 SQ FT (412.22 SQ M)
- ADDITIONAL WAREHOUSE ACCOMMODATION OF 1,295 SQ FT (120.3 SQ M) ALSO AVAILABLE IF REQUIRED
- HIGH CAR PARKING RATIO
- PROMINENT SELF-CONTAINED OFFICE BUILDING WITH ADDITIONAL WAREHOUSE STORAGE
- COMPETITIVE RENTAL OF ONLY £6.50 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

The premises are prominently situated on the corner of Bonville Road and Clothier Road within the well established Brislington Industrial Estate. The property is conveniently located approximately 0.5 miles from the A4 Bath Road, which in turn leads to the Avon ringroad (A4174) and junction 1 of the M32, as well as junction 19 of the M4. Bristol city centre is approximately 5 miles to the north west.

DESCRIPTION

The available accommodation comprises a self-contained two storey office building with an adjacent warehouse. The offices provide open plan accommodation that has been partly partitioned to create a number of separate offices and meeting rooms. The partitioning can be easily rearranged to create office space to suite any individual requirement.

The offices benefit from carpet floors, painted plastered walls, suspended ceilings and category II & anti-glare fluorescent strip lighting

In addition to the office accommodation, there are also ample on-site car parking spaces for approximately 13 vehicles, with the ability to increase by double parking.

The warehouse accommodation benefits from its own separate access via a concertina sliding door of 10.3 metres wide by 4.56 metres high and an excellent minimum eaves height of 7.9 metres

ACCOMMODATION

Offices	Ground Floor	1,149 sq ft	(106.73 sq m)
	First Floor	3,288 sq ft	(305.49 sq m)
	Total NIA	4,437 sq ft	(412.22 sq m)
Warehouse	Total GIA	1,295 sq ft	(120.30 sq m)

There is also the benefit of a car park with approximately 13 demised car parking spaces, but with the ability to increase by double parking.

TENURE

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

RENTAL

Offices	£6.50 per sq ft, exclusive
Warehouse	£4.95 per sq ft, 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 October 2008.

VAT

All rental quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS / Julian Cook FRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

November 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.