

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](mailto:commercial@burstoncook.co.uk)

website: [www.burstoncook.co.uk](http://www.burstoncook.co.uk)



**BURSTON COOK**

**TO LET**

**ONLY £10.00 PER SQ FT,  
EXCLUSIVE**

**SECOND FLOOR, SHORE HOUSE,  
WESTBURY ON TRYM, BRISTOL,**



- **2,596 SQ FT (241 SQ M)**
- **7 ON-SITE CAR PARKING SPACES**
- **RECENTLY REFURBISHED OPEN PLAN ACCOMMODATION**
- **NEW FLEXIBLE LEASE**
- **SITUATED IN THE HEART OF WESTBURY ON TRYM**

**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**

Shore House is located on Westbury Hill, Westbury on Trym approximately 2½ miles north of Bristol city centre via Whiteladies Road and 2 miles south west of junction 17 of the M5 motorway.

Westbury on Trym is an established residential area situated to the north side of the city centre. The village benefits from a range of retail premises with a mixture of offices and residential property above. The property is located adjacent to a council run car park with free parking limited to a maximum stay of three hours.

## **DESCRIPTION**

The property comprises a newly refurbished office suite occupying a single floor within a four storey semi detached modern office building with retail premises located on the ground floor. The building is constructed with brick elevations including hardwood double glazed windows set beneath a pitched tiled roof.

The premises offer open plan office accommodation incorporating a kitchenette and benefits from suspended ceilings with recessed lighting, raised floors, perimeter trunking and gas fired central heating and seven demised car parking spaces. The accommodation is accessed via a communal entrance, benefitting from an eight person passenger lift with male/female WC and shower facilities.

## **ACCOMMODATION**

The accommodation has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (sixth edition) and comprises 2,596 sq ft (241 sq m).

## **TENURE**

The accommodation is offered by way of a new FRI lease for a term of years to be agreed.

## **RENTAL**

£10.00 per sq ft, per annum, exclusive.

## **BUSINESS RATES**

We understand the property has a rateable value (2009/2010) of £26,500, equating to rates payable of approximately £4.95 per sq ft.

## **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 1<sup>st</sup> October 2008.

## **VAT**

All rentals and 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 with the joint agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver

Tel: 0117 934 9977

Fax: 0117 930 0633

CBRE

FAO: Guy Mansfield

Tel: 0117 943 5785

Fax: 0117 943 5756

**SUBJECT TO CONTRACT**

**SEPTEMBER 2009**

### **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.