

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

UNDER REFURBISHMENT

TO LET THIRD FLOOR OFFICES 19-20 ST AUGUSTINES PARADE, BRISTOL



- **NEWLY REFURBISHED 'QUIRKY' OFFICES**
- **815 SQ FT (76 SQ M)**
- **ONLY £8.00 PSF, PER ANNUM, EXCLUSIVE**
- **FLEXIBLE LEASE TERMS**
- **CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION**

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

St Augustines Parade is located in the heart of Bristol City Centre and offers excellent road connections via the inner circuit ring road off the M32 and the national motorway network. In addition, Temple Meads Bristol mainline railway station is located within ½ mile of the premises.

DESCRIPTION

The suite is situated on the third floor and are accessed via a recently refurbished art deco entrance hall. The suite has been redecorated to include spotlights and kitchenette areas. Viewing is highly recommended to fully appreciate this suite.

ACCOMMODATION

The property comprises the following:

Third Floor	815 sq ft	76 sq m
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All measurements are approximate net internal floor areas.

SERVICES

We advise that all mains services are connected to the premises. We confirm that we have not tested any of these service installations and any occupation must satisfy themselves independently as to the state and condition of such items.

TERMS

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

RENT

£8.00 per sq ft, per annum, exclusive.

CAR PARKING

Private car parking (not NCP) is available close by if required by separate negotiation at £1,700 per annum, per car space.

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

We are advised that under the Finance Act 1989 and 1997 VAT will not be levied on the rent.

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 through the sole agents: -

Burston Cook

FAO: Sarah Bicknell or Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

SEPTEMBER 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.