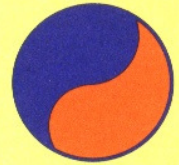


Chartered Surveyors  
& Commercial Property Consultants  
Partners

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**

**ST DAVID'S COURT,  
WINDMILL ROAD,  
CLEVEDON**



- **FROM 1,345 SQ FT (124.95 SQ M) - 2,690 SQ FT (250 SQ M)**
- **MODERN OPEN PLAN OFFICES**
- **9 ON SITE CAR PARKING SPACES**
- **£10.00 PER SQ FT, PER ANNUM, EXCLUSIVE**
- **NEWLY REFURBISHED THROUGHOUT**



**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 off Windmill Road, south of Clevedon Town Centre and close to Junction 20 of the M5 Motorway, which provides swift access to Bristol, 10 miles to the north, the motorway network and to all points in the Southwest.

St David's Court is located on an established business park, conveniently located close to the town centre, which offers a range of retail units, banks, restaurants and other amenities within a short drive.

## **DESCRIPTION**

Unit E St David's Court was developed approximately six years ago and comprises modern open plan offices over ground and first floors. The unit benefits from disabled WC and has been finished to a high standard and incorporates the following specification:-

- Comfort Cooling
- Double Glazed Windows
- Carpeting
- Disabled WC Facility
- Suspended Ceilings
- Security Alarm System
- Raised Floors
- 9 on site parking spaces

## **ACCOMMODATION**

The net floor area extends to 2,690 sq ft (250 sq m)

**NB.** Please note that the adjoining property will soon be coming onto the market, comprising 2,400 sq ft (223 sq m), allowing the possibility of combining the two units to create a total of 5,090 sq ft (473 sq m).

## **CAR PARKING**

There are 9 allocated car parking spaces.

## **TERMS**

The building is offered to let on a full repairing and insuring lease, for a term of years to be agreed and subject to normal rent review provisions.

## **RENT**

£10.00 per sq ft on a leasehold basis.

## **VAT**

All terms quoted are exclusive of VAT where applicable.

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **FURTHER INFORMATION & VIEWING**

Strictly by appointment through the sole agents: -

Burston Cook

FAO: David Ball

Tel: 0117 934 9977

## **SUBJECT TO CONTRACT**

**JULY 2011**

### **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.