

**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

website: www.burstoncook.co.uk



BURSTON COOK

TO LET

**GROUND FLOOR,
1 ST GEORGE'S COURT,
COLLEGE GREEN, BRISTOL**



- **1,120 SQ FT (104 SQ M) NET INTERNAL AREA**
- **ON SITE CAR PARKING**
- **GOOD QUALITY ACCOMMODATION**
- **FLEXIBLE LEASE TERMS**

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 George's Court is a unique office development situated adjacent to The City College, Travel Lodge and close to The Council House. St George's Court occupies a prominent location at the junction of St George's Road and Deanery Road. Broadmead and Queens Road shopping centres are within walking distance and access to the motorway network is via the M32 for the M4, or the Portway to the M5. Temple Meads station is one mile away.

DESCRIPTION

1 St Georges Court is a restored church hall with primarily open plan accommodation located at ground floor level, within an attractive landscaped courtyard and with the added benefit of 1 on site car parking space.

The ground floor suite benefits from a meeting room (demountable stud partitioning) and a kitchenette and shared w/c facilities within the communal area.

ACCOMMODATION

From our on site measurements, in accordance with the RICS Code of Measuring Practice, we estimate the net internal floor area comprises 1,120 sq ft (104 sq m)

SPECIFICATION

The specification includes: -

- § Full gas fired central heating
- § Carpeting
- § Suspended ceilings incorporating recessed lighting
- § Private gated entrance and sensitive external floodlighting.
- § 1 on site car parking space.

TERMS

The premises are available by way of a new full repairing and insuring sub lease for a term of years to be agreed.

RENTAL

£14.50 per sq ft per annum, exclusive.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Sarah Bicknell / Andrew Oliver MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

JUNE 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.