

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

**UNDER
REFURBISHMENT**

TO LET

**UNIT 2
ST GEORGE'S COURT,
COLLEGE GREEN, BRISTOL**



- **785 – 3,855 SQ FT (72 – 357 SQ M)**
- **ON SITE CAR PARKING SPACES**
- **GOOD QUALITY ACCOMMODATION**
- **FLEXIBLE LEASE TERMS**
- **ONLY £12.50 PER SQ FT**

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

St George's Court incorporates 2 office buildings within a landscaped courtyard which incorporates on site car parking. Unit 2 comprises a 3 storey modern office building, providing predominately open plan offices incorporating stud partitioning and WC & kitchen facilities.

SPECIFICATION

The specification includes: -

- § Full gas fired central heating
- § Double glazing throughout
- § Carpeting to office with ceramic tiles to toilet accommodation
- § Suspended ceilings incorporating recessed lighting in office areas
- § 3 compartment perimeter trunking and appropriate central floor ducts
- § Private gated entrance and sensitive external floodlighting.
- § On site car parking spaces

ACCOMMODATION

From our on site measurements, in accordance with the RICS Code of Measuring Practice, we estimate the net internal floor area to comprise the following: -

Ground Floor	785 sq ft	(72 sq m)
First Floor	1,736 sq ft	(161 sq m)
Second Floor	1,334 sq ft	(124 sq m)
Total	3,855 sq ft	(357 sq m)

TERMS

The premises are available by way of a new full repairing and insuring leases for terms of years to be agreed, either as a whole or on a floor by floor basis.

RENTAL

£12.50 per sq ft per annum, 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.

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: Jayne Rixon MRICS or Sarah Bicknell

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

AUGUST 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.