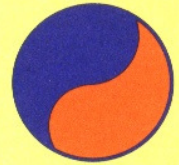


Chartered Surveyors
& Commercial Property Consultants
Partners

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JPH Cook FRICS
JM Rixon MRICS

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BURSTON COOK

ECONOMIC OFFICES TO LET

ST MARYS CENTRE, THORNBURY, BRISTOL, BS35 2AD



- **SITUATED WITHIN ST MARYS SHOPPING CENTRE, THORNBURY**
- **OPEN PLAN OFFICE SUITES**
- **1,095 SQ FT (102 SQ M) UP TO 7,234 SQ FT (672 SQ M)**
- **ONLY £9.50 PER SQ FT!**
- **LOW RUNNING COSTS**

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 office suites are located just off the High Street in Thornbury within the St Marys Shopping Centre, which was constructed in 1984. The High Street and shopping centre offers many retail and banking facilities and there is also free car parking at Castle Court approximately 2 minutes walk from the building.

Thornbury is located five miles from the M4/M5 motorway interchange and 15 miles from Bristol city centre.

DESCRIPTION

We are advised that the development won a Conservation Award for its design, which incorporated several historic buildings, including The Old Grammar School.

The office suites comprise open plan accommodation situated above the retail units within St Marys Shopping Centre. 19a St Marys Street has been refurbished to a good standard and provides “quirky” open plan office accommodation over first and second floor levels with kitchen and WC facilities. The unit also benefits from gas central heating, perimeter trunking and suspended lighting.

Numbers 8 and 10 St Marys Street and 29 High Street offer open plan accommodation incorporating suspended ceilings, recessed lighting, comfort cooling, perimeter trunking, kitchenette and WC facilities and will be refurbished throughout to include new decorations, carpets and lighting throughout.

ACCOMMODATION

From our on-site measurements in accordance with the RICS Code of Measuring Practice (Sixth Edition), the floor areas are as follows: -

10 St Marys Street (First Floor)	1,884 sq ft	(175 sq m)
29 High Street (First Floor)	2,143 sq ft	(199 sq m)
8 St Marys Street (First Floor)	2,112 sq ft	(196 sq m)
19a St Marys Street (First/Second Floors)	1,095 sq ft	(102 sq m)

TENURE

The accommodation is offered by way of new full repairing and insuring leases for terms of years to be agreed.

RENTAL

£9.50 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 1st 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

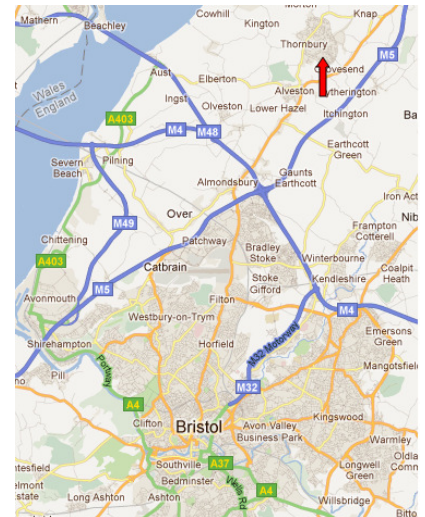
Strictly by appointment with the joint agents: -

Burston Cook

FAO: Jayne Rixon MRICS or David Ball MSc

Tel: 0117 934 9977

Fax: 0117 930 0633



SUBJECT TO CONTRACT

**OCTOBER 2009
(SEPTEMBER 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.