



## TO LET

### OFFICE SPACE @ THE PARK CENTRE, BRISTOL, BS4 1DQ

***EXTREMELY COST EFFECTIVE, ALL INCLUSIVE AND  
FLEXIBLE TERMS***



- FLEXIBLE LEASE TERMS
- MANNED RECEPTION
- UNLIMITED PARKING
- ONSITE CAFÉ/RESTAURANT
- COURTYARD GARDENS
- CLEAN AND ACCESSABLE SPACE
- COMMUNITY FACILITIES
- EXCELLENT ACCESS VIA CAR AND BUS ROUTES

SUBJECT TO CONTRACT

## LOCATION

The Park Centre, offers a unique opportunity within an extremely positive community environment in the heart of Knowle. The Centre, occupying a 15 acre site, is situated within the hub of community and activities encompass learning, business, leisure and community support services.

## DESCRIPTION

A former school, the Park Centre, is responsible for youth work in Knowle West, but provides much more to the wider community, including sports and leisure facilities, a business centre, restaurant and many courses and opportunities to connect with the community.

The building provides a general reception area, disabled WC facilities, 8 person passenger lift, gas central heating, communal courtyard gardens and an onsite café/restaurant, which itself has recently been refurbished. The suites are well decorated and carpeted throughout and provide an excellent clean working environment.

## ACCOMMODATION

Suite sizes vary but at present the following suites are currently available:-

Suite A	758 sq ft	(70.4 sq m)	*Smaller or larger suites
Suite B	646 sq ft	(60.0 sq m)	could be made available
Suite C	800 sq ft	(74.3 sq m)	if required
Suite D	539 sq ft	(50.1 sq m)	
Suite E	743 sq ft	(69.0 sq m)	

## CAR PARKING

The Park Centre boasts unlimited parking facilities on site

## TENURE

The premises are offered by way of a new internal repairing and insuring service charge lease for a term to be agreed, on very flexible lease arrangements from 6 months upwards.

## RENT

All inclusive packages are available on application

## VAT

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

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment through the sole agents: -

Burston Cook

FAO: David Ball.

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**APRIL 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.