

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

**Looking for
High Quality Economical Offices?
Look No Further**

Rental Only £8.50 p.s.f, ex

Excellent Parking

TO LET

**VERONA HOUSE, FILWOOD ROAD,
FISHPONDS
BRISTOL**



- **FROM 1,000 – 3,145 SQ FT (92.9 – 292.2 SQ M)**
- **HIGH QUALITY SPECIFICATION, INC RAISED FLOORS & AIR CONDITIONING**
- **DDA COMPLIANT AND MANNED RECEPTION**
- **HIGH PARKING RATIO**
- **FROM ONLY £8.50 PER SQ FT, EXCLUSIVE**
- **LOW RATES AND SERVICE CHARGE**

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

Fishponds is situated approximately 3 miles north east of the city centre just off the A432 arterial road and approximately 1 mile due east of junction 3 of the M32 motorway in a principally residential suburb of the city, with a mixture of commercial and industrial uses within the immediate vicinity.

The property is situated on Filwood Road in the heart of Fishponds, offering easy access to the local amenities of Fishponds that offer a number of bars, restaurants, cafés and local retail shops.

DESCRIPTION

The available accommodation comprises part of the second floor of a three storey purpose built office building. The office is predominantly open plan, with high quality partitioning creating a number of separate offices, with the ability to be combined to create one large open plan office if required.

The accommodation has been refurbished to a very high specification to include the modern and prestigious manned entrance foyer and other high quality general communal finishes such as the WC and kitchen facilities.

There is a high parking ration with 10 car parking spaces designated within the available office suites and which equates approximately 1 car parking space per 315 sq ft. There is also potential over flow parking by arrangement.

SPECIFICATION

- ◆ Suspended ceilings
- ◆ Central Heating, supplemented by air conditioning units
- ◆ Category II Lighting
- ◆ Category 5 Cabling
- ◆ Raised access flooring
- ◆ Double Glazing

ACCOMMODATION

We have been advised that the total net internal floor area comprises approximately 3,145 sq ft (292.2 sq m), however, we are able to offer smaller suites from 1,000 sq ft (92.9 sq m).

TENURE

The property is available by way of an effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

From £8.50 per sq ft, exclusive

RATEABLE VALUE

The current rates payable for the whole suite, including parking, is only £12,474, per annum (April 2008/2009).

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.

VAT

All rental quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS / Julian Cook FRICS

Tel: 0117 934 9977

Fax: 0117 930 0633



SUBJECT TO CONTRACT

November 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.