

**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

WALLACE HOUSE, 116 PEMBROKE ROAD CLIFTON, BRISTOL

***AN EXCELLENT OPPORTUNITY TO OCCUPY A HIGH QUALITY
HEADQUARTERS OFFICE BUILDING, ON A LEASEHOLD BASIS,
OFFERING A PROMINENT AND CONVENIENT LOCATION IN
CLIFTON WITH EXCELLENT ONSITE CAR PARKING***



- **CIRCA 4,450 SQ FT (413.6 SQ M) NET APPROXIMATELY**
- **TO BE REFURBISHED**
- **10 ON SITE CAR SPACES**
- **TO LET AT ONLY £15.75 PER SQ FT, PLUS CAR PARKING**
- **D1 (MEDICAL USE) OR WOULD SUIT B1 (OFFICE CONSENT) – SUBJECT TO PLANNING**

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

Clifton is a popular residential and business area located approximately 1 mile to the North of Bristol City Centre. Wallace House is a prominent building situated at the junction of Apsley Road and Pembroke Road near to the A4176 which provides direct access to the A4 Portway and onto the national motorway network via Junction 18 of the M5 motorway at Avonmouth. The building is within easy walking distance of an excellent range of shops and restaurants located on Whiteladies Road, The Triangle and Clifton Village.

DESCRIPTION

Wallace House is accessed via a prestigious entrance hall and provides accommodation over four floors offering a combination of good sized individual/interlinking consulting rooms/offices and a large impressive board room.

The building is undergoing extensive refurbishment to provide high quality headquarter offices, however the building currently benefits from a D1 (medical use). The refurbishment will incorporate the following: -

- Full redecoration throughout
- Full recarpeting throughout
- Refurbished male & female WC's
- Fitted kitchen and kitchenette facilities
- LG3 light fittings to meet modern office standards
- Gas fired central heating throughout
- Perimeter trunking.
- 10 onsite car spaces

ACCOMMODATION

The property provides a total net internal area of approximately 4,450 sq ft (413.6 sq m), over ground, lower ground, first and second floors.

CAR PARKING

There is onsite, parking for 10 cars and plentiful on street car parking within the immediate vicinity.

TENURE

The premises are offered to let by way of a new full repairing and insuring lease for a term to be agreed and subject to four yearly upward only rent reviews.

RENTAL

£15.75 per sq ft, exclusive, plus £1,000 per annum, per car space.

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 4th January 2009.

VAT

We are advised that VAT is not payable on the rental.

LEGAL COSTS

The ingoing tenant is to be responsible for the lessors reasonable legal costs incurred in respect of this transaction.

VIEWING

For further information or an appointment to view please contact the sole agents:-

Burston Cook

FAO: Jayne Rixon MRICS or Julian Cook FRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

JULY 2009

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.