

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

TO BE REFURBISHED

TO LET

**12 WHITELADIES ROAD, CLIFTON,
BRISTOL, BS8**



- **PROMINENT OFFICE BUILDING ON WHITELADIES ROAD**
- **EXCELLENT ON SITE PARKING**
- **2,935 SQ FT (272 SQ M)**
- **TO BE REFURBISHED THROUGHOUT**

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 premises occupy a very prominent position fronting onto Whiteladies Road at the heart of the established retail and residential area of Clifton.

Clifton remains one of the most popular and prestigious office locations in Bristol favoured by many office occupiers due to the excellent working environment, improved car parking facilities and a host of retail and leisure facilities situated close at hand.

DESCRIPTION

The property comprises a semi-detached Victorian office building with extensive car parking to the side and rear.

The accommodation will be refurbished throughout to include fully fitted carpets, LG7 lighting, kitchen facilities, male and female WCs. The building also incorporates many period features.

The property also benefits from gas central heating and shower facility, which is situated at lower ground floor level.

ACCOMMODATION

The accommodation is situated over ground, lower ground, first and second floors and totals approximately 2,935 sq ft (272 sq m).

CAR PARKING

There is a secure on-site car park to the side and rear of the property to accommodate approximately 8 cars.

TENURE

The premises are offered to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rental amounting to £15.50 per sq ft, exclusive plus £1,000 per annum, per 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 October 2008.

VAT

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

LEGAL COSTS

Each party to pay their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:-

Burston Cook

FAO: Andrew Oliver or Jayne Rixon

Tel: 0117 934 9977

Alder King

FAO: Tom Dugay or Catherine Collis

Tel: 0117 317 1000

SUBJECT TO CONTRACT

SEPTEMBER 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.