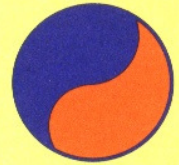


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

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BURSTON COOK

TO LET

**30 WHITELADIES ROAD
CLIFTON
BRISTOL**

***“Attractive newly refurbished office suite
with on-site parking”***



- **880 SQ FT (81.78 SQ M)**
- **RENTAL ONLY £12,500 PER ANNUM, EXCLUSIVE**
- **SUPERB LOCATION**
- **CONTEMPORARY NEW REFURBISHMENT**
- **ONE ON-SITE CAR PARKING SPACE**

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 prominent position fronting onto Whiteladies Road at the heart of the established commercial and residential area of Clifton. The property is situated in a parade of six period office buildings adjacent to Oakfield Road and opposite the BBC and benefits from the wide range of retail, bars, restaurants and other services available on Whiteladies Road.

DESCRIPTION

The property comprises a Grade II Listed end of-terrace office building over ground, lower ground, first and second floors. The available accommodation is situated on the lower ground floor, which has been subject to a recent refurbishment to include new carpet, new decorations and modern kitchenette facilities. Internally the accommodation provides three interlinking offices, one separate office plus small kitchen. High quality WC facilities are located at ground and first floor levels – the male WC incorporates a shower facility and the suite benefits from excellent natural daylight to the front and rear.

Externally the property benefits from a small front lawn whilst at the rear (accessed off Oakfield Road) there is one car parking space.

ACCOMMODATION

The accommodation has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to comprise a floor area totaling approximately 880 sq ft (81.78 sq m).

CAR PARKING

The one on-site car parking space is available at a cost of £1,000 per annum, exclusive.

TENURE

The premises are offered by way of a new full repairing and insuring lease by way of a service charge for a term of years to be agreed.

RENTAL

£12,500 per annum, exclusive.

BUSINESS RATES

Interested parties are invited to contact the Valuation Office Agency directly for confirmation of their rates liability.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable. We are informed that VAT is not applicable on the property.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Julian Cook FRICS, Jayne Rixon MRICS or David Ball BA MSc

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

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.