

Chartered Surveyors
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BURSTON COOK

**UPTO
HALF RENT FOR THE
FIRST TWO YEARS!**

TO LET

**DEAN HOUSE 94 WHITELADIES ROAD,
CLIFTON, BRISTOL, BS8 2QX**

***“ECONOMICAL OPEN PLAN OFFICES IN A PRIME CLIFTON
LOCATION”***



- **4,575 SQ FT (425 SQ M)**
- **OPEN PLAN ACCOMMODATION**
- **ECONOMICAL SPACE**
- **TO BE REFURBISHED**
- **RENT INCENTIVES AVAILABLE!**
- **LOW SERVICE CHARGE AND RATES**

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 property is situated fronting on to Whiteladies Road in a prime Clifton location within approximately 2 kilometres of Bristol city centre.

Clifton remains a very popular commercial location offering an excellent working environment, on street car parking facilities, a wide variety of quality shops, restaurants, leisure facilities in addition to banks, building societies and a post office.

There is good access to the motorway network via junction 17 of M5 motorway.

DESCRIPTION

The accommodation is situated at second and third levels and provides predominantly open plan accommodation incorporating a mix of open plan and partitioned offices with perimeter trunking, suspended ceilings and Category II lighting. There are kitchen and WC facilities situated at first floor level.

The offices will be redecorated and recarpeted throughout.

ACCOMMODATION

The accommodation provides the following net internal floor area:-

2 nd Floor -	3,733 sq ft	(347 sq m)
3 rd Floor -	<u>842 sq ft</u>	<u>(78 sq m)</u>
Total -	4,575 sq ft	(425 sq m)

TENURE

The accommodation is available by way of an assignment of the existing full repairing and insuring lease which is held until the 5th February 2017 incorporating a tenant's break clause on 16th February 2013 (subject to providing six months prior written notice). Alternatively, a sub lease can be offered for a term of years to be agreed.

RENTAL

The passing rental equates to £65,650 per annum exclusive (£14.35 per sq ft).

CAR PARKING

There is on street parking available within the immediate vicinity.

RATES

The rates payable for the second floor amounts to £16,732 per annum (2009/10) and for the third floor, £4,171 per annum (2009/10).

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

All rentals quoted are exclusive of VAT, if applicable.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the common costs in respect of maintaining, heating and lighting the building, etc.

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: Jayne Rixon MRICS

Tel: 0117 934 9977

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.