

Chartered Surveyors
& Commercial Property Consultants

Partners

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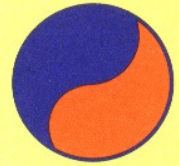
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BURSTON COOK

TO LET/FOR SALE

UNIT 504, WORLE PARKWAY BUSINESS PARK WORLE, WESTON-SUPER-MARE



- **REFURBISHED TWO STOREY SELF CONTAINED OFFICE BUILDING**
- **1,200 - 2,427 SQ FT (111 - 225 SQ M)**
- **13 ON-SITE PARKING SPACES**
- **AVAILABLE JANUARY 2012**
- **RENTAL - £12.50 PER SQ FT**
- **PURCHASE PRICE - £345,000**

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

Worle Parkway is located approximately 0.7 miles from Junction 21 of the M5 via the A370 and is situated adjacent to Worle Parkway railway station

Weston-Super-Mare town centre is approximately 3 miles to the west. There is good access to Bristol City Centre which is approximately 14 miles to the north, Bristol Airport is 7 miles away and Taunton lies approximately 20 miles to the south.

Worle Parkway is developed over recent years as an established business and residential area. There is a Sainsburys food store, Homebase and Lidl nearby and local facilities in Worle High Street, to include banks, building society and convenience store.

DESCRIPTION

Unit 504 comprises a two storey self contained office building which will be fully refurbished to a high standard throughout.

The accommodation benefits from suspended ceilings with recessed category II lighting, gas central heating, double glazing, kitchenette, WC facilities.

PARKING

There are 13 onsite car parking spaces.

ACCOMMODATION

From our measurements in accordance with the RICS Code of Measuring Practice, we estimate the net internal floor area to comprise 2,427 sq ft. (225 sq m), however lettings on a floor by floor basis will be considered.

TENURE

The property will be available by way of a new full repairing and insuring lease for of a term of years to be agreed and subject to regular upward only rent reviews.

RENTAL

£12.50 per sq ft. per annum exclusive.

PURCHASE PRICE

£345,000.

VAT

We are advised that VAT will be charged on the rental.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VIEWING ARRANGEMENTS

Burston Cook

FAO: Jayne Rixon or Andrew Oliver

Tel: 0117 934 9977

Fax: 0117 930 0633



SUBJECT TO CONTRACT

January 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.