

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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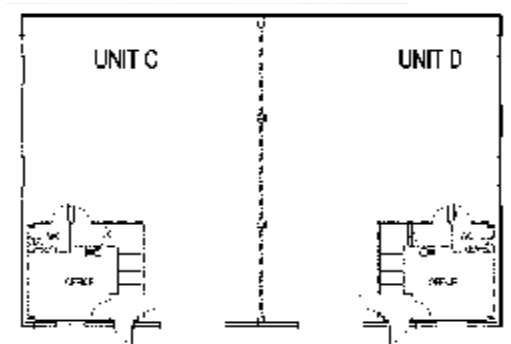
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BURSTON COOK

FOR SALE/TO LET UNITS B, C & D 3 YEO BANK BUSINESS PARK, KENN ROAD, CLEVEDON, BS21 6TH



- **NEW DEVELOPMENT**
- **AVAILABLE AS A SINGLE STOREY BUILDING WITH PARTIAL OR FULL MEZZANINE**
- **CONSENT FOR B1, B2 & B8**
- **FROM 2,152 SQ FT – 4,712 SQ FT (200 – 437 SQ FT)**
- **EXTENSIVE ON AND OFF SITE PARKING**

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 located on Kenn Road in Clevedon, south of Clevedon Town Centre and approximately 1.5 miles from Junction 20 of the M5 Motorway, which provides swift access to Bristol, 10 miles to the north, and the Southwest.

The development is conveniently located close to the town centre which offers a range of retailers to include banks, post office, building societies and numerous pub/restaurants. Yeo Bank 3 benefits from its own private access off Kenn Road.

DESCRIPTION

A new development comprising four self contained units three of which, are available either as single storey units or with full/partial mezzanines. Each unit will benefit from 6 m eaves height, upper and over roller shutter doors, office, kitchen and WC facilities.

ACCOMMODATION

The gross internal areas in accordance with the RICS Code of Measuring Practice (sixth edition) comprises:-

Unit A	12,912 sq ft	Sold
Unit B	2,152 sq ft	(200 sq m) plus mezzanine
Unit C	2,356 sq ft	(219 sq m)
Unit D	2,356 sq ft	(219 sq m)

N.B. please note that that units C & D can be combined to provide 4,712 sq ft (437 sq m).

TERMS

The buildings are being offered for sale or alternatively, to let by way of a new full repairing and insuring leases for a term of years to be agreed.

PRICE

£125 psf., exclusive.

RENTAL

£7.00 psf, per annum, exclusive.

N.B. An additional rent/price will be charged if a full or part mezzanine is required, or for any upgrade to the proposed specification.

VAT

All terms quoted are exclusive of VAT where applicable.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION & VIEWING

Strictly by appointment through the joint sole agents: -

Burston Cook
FAO: Jayne Rixon MRICS
Tel: 0117 934 9977

Williams Gunter Hardwick
FAO: Malcolm Gunter
Tel: 0117 922 1222

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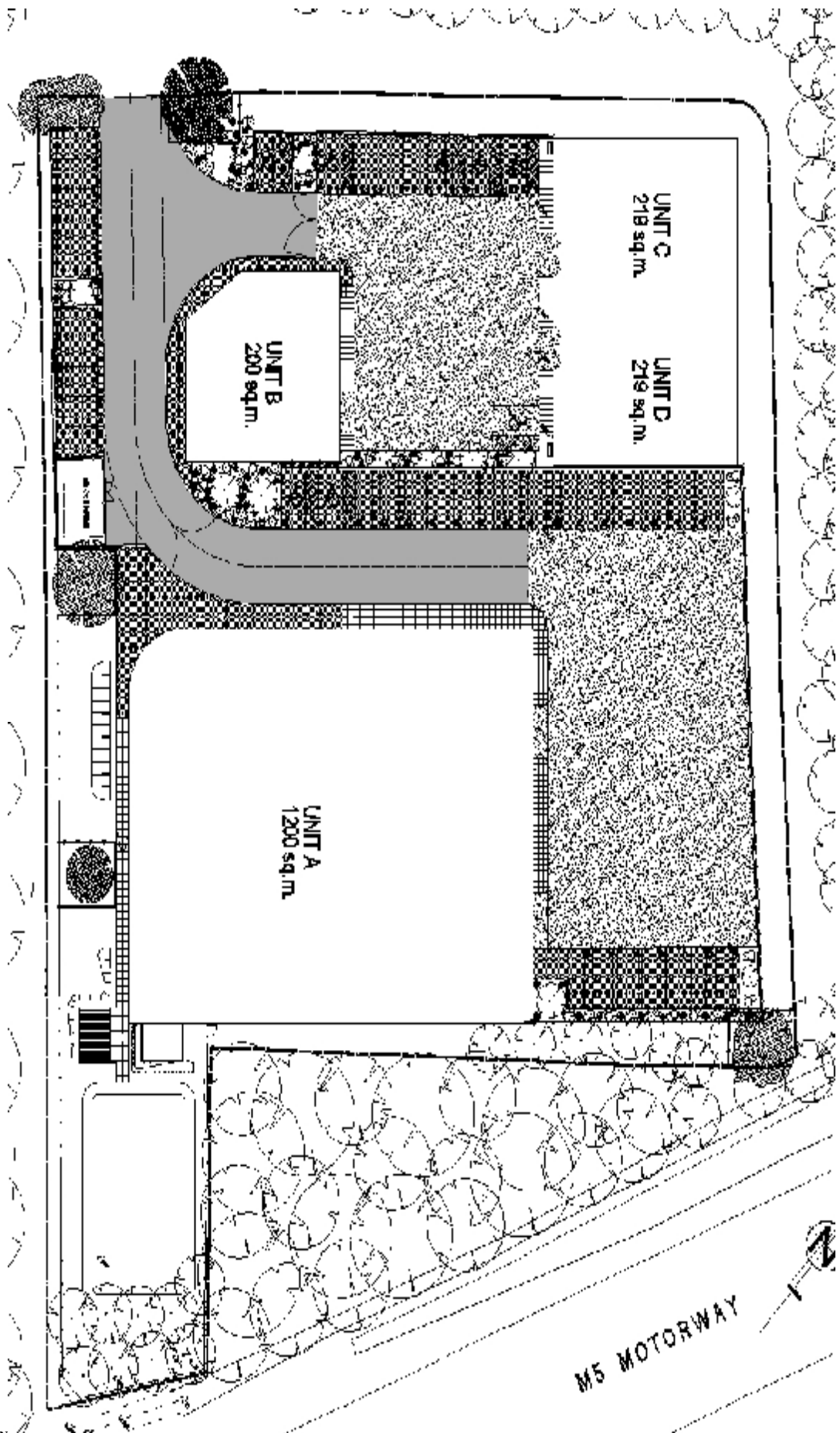
FEBRUARY 2010

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.



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