

Chartered Surveyors  
& Commercial Property Consultants  
Partners

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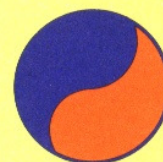
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**BURSTON COOK**

**TO LET**

**UNITS 2 & 3a YEO BANK BUSINESS PARK,  
KENN ROAD, CLEVEDON, NORTH  
SOMERSET**



- **HIGH SPEC MODERN OFFICES**
- **APPROXIMATELY 2,780 SQ FT –  
3,835 SQ FT (299 SQ M – 356 SQ  
M)**
- **UP TO 11 ON SITE PARKING  
SPACES**
- **ONLY £12.50 PSF**

**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 close to Junction 20 of the M5 Motorway, which provides swift access to Bristol, 10 miles to the north and to all points of the Southwest.

The development is conveniently located close to the town centre with a range of retail units and other amenities and whilst adjacent to the successful 5/20 Development, this location benefits from its own private access from Kenn Road.

## **DESCRIPTION**

The development comprises five new office buildings, which were completed in 2006. Each building is arranged over two floors, providing a high quality, contemporary, open-plan working environment. The buildings are currently self-contained, but could be interlinked.

The buildings are finished to a high standard and incorporate the following specification: -

- Comfort Cooling
- Double-glazed windows
- Grade 5 heavy contract carpets
- Facility for loft storage
- Electronic door entry system
- Good quality partitioning
- Cat 5 cabling throughout
- Underfloor trunking with 3 compartment boxes

## **ACCOMMODATION**

The units can be offered separately or combined: -

Unit 2	2,780 sq ft	(299 sq m)
Unit 3a	1,055 sq ft	( 98 sq m)
<b>Total</b>	<b>3,835 sq ft</b>	<b>(397 sq m)</b>

## **CAR PARKING**

There are eight car parking spaces allocated to Unit 2 and three spaces allocated to Unit 3a.

## **TERMS**

The units are offered to let as a whole or separately.

## **RENTAL**

The quoting rental is £12.50 per sq ft, per annum, exclusive.

## **LEGAL COSTS**

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

## **VAT**

All terms quoted are exclusive of VAT where applicable.

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the joint agents: -

Burston Cook  
FAO. Jayne Rixon  
Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**JANUARY 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.