

**Chartered Surveyors  
& Commercial Property Consultants  
Partners**

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**BURSTON COOK**

## **FOR SALE/TO LET**

### **NEW OFFICE DEVELOPMENT BY POLL STYLE LTD**

#### **UNIT 1 YEO BANK BUSINESS PARK, KENN ROAD, CLEVEDON, NORTH SOMERSET**



- **HIGH SPEC OFFICES**
- **APPROXIMATELY 2,263 SQ FT (210 SQ M)**
- **7 ON SITE PARKING SPACES**
- **AVAILABLE IMMEDIATELY**

**[www.pollstyle.co.uk](http://www.pollstyle.co.uk)**

**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, incorporating traditional design and materials, yet providing a high quality, contemporary, open-plan working environment. The buildings are currently interlinking and would therefore either be offered as a whole or individually.

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

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

## **ACCOMMODATION**

The net lettable area of each building is estimated as follows: -

Unit 1	2,263 sq ft (210 sq m)
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## **CAR PARKING**

There are 7 car parking spaces allocated to Unit 1, although additional car parking may be available by separate negotiation.

## **TERMS**

The buildings are offered for sale or to let as a whole, or on a floor-by-floor basis.

## **PRICE/RENTAL**

The quoting price is £175 per sq ft or £12.50 per sq ft on a leasehold basis.

## **RATES**

The rateable value for the two units for 2007/2008 is £44,500.

## **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 this transaction.

## VAT

All terms quoted are exclusive of VAT where applicable.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

Burston Cook  
Lewins House, Narrow Lewins Mead  
Bristol, BS1 2NN  
FAO. Jayne Rixon  
Tel: 0117 934 9977  
Fax: 0117 930 0633

Williams Gunter Hardwick  
Clifton Heights, Triangle West  
Clifton, Bristol, BS8 1EJ  
FAO. Andrew Hardwick  
Tel: 0117 9221222  
Fax: 0117 9225722

**SUBJECT TO CONTRACT**

**FEBRUARY 2008**



### 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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