

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

FIRST FLOOR 3A YEO BANK BUSINESS PARK, KENN ROAD, CLEVEDON



- **NEW HIGH SPECIFICATION OFFICE ACCOMMODATION**
- **APPROXIMATELY 1,055 SQ FT (98 SQ. M)**
- **3 CAR PARKING SPACES**

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 in 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, each arranged on two floors, incorporating traditional design and materials, yet providing a high-quality, contemporary, open-plan working environment.

Unit 3A benefits from a unisex disabled WC and a kitchenette. There is useful storage within the roof space. The building has been finished to a high standard and incorporates the following specification:-

Comfort Cooling	·	3 Compartment Floor Boxes
Double Glazed Windows	·	Facility for Loft Storage
Carpeting	·	Electronic Door Entry System
WC Facility	·	Kitchenette

ACCOMMODATION

The net floor area extends to 1,055 sq. ft. (98 sq. m)

CAR PARKING

The accommodation has 3 allocated car parking spaces.

RATES

The accommodation is not separately assessed for rating, but an estimate is available upon request.

TERMS

The building is offered for sale or to let on a full repairing and insuring lease, for a term of years to be agreed.

PRICE/RENT

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

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 sole agents: -

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Lewins House
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SUBJECT TO CONTRACT

November 2008

More information is available at www.pollstyle.co.uk

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.