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## TO LET

# UNITS 1 & 2 THEYNES COURT, LONG ASHTON BUSINESS PARK, YANLEY LANE, BRISTOL, BS41 9LB



- **LOCATED 5 MINUTES FROM CLIFTON AND THE CENTRE OF BRISTOL AND APPROXIMATELY 10 MINUTES FROM THE M5 MOTORWAY**
- **A UNIQUE OPPORTUNITY TO LEASE A STUNNING CHARACTERFUL OFFICE IN A COUNTRYSIDE SETTING**
- **SELF CONTAINED WITH AMPLE CAR PARKING**
- **WOULD SUIT VARIOUS OCCUPIERS TO INCLUDE OFFICE, MEDICAL, HEALTHCARE, LEISURE USE ETC (STP)**
- **UNITS FROM APPROXIMATELY 630 SQ M – 1,660 SQ FT**

SUBJECT TO CONTRACT

## **LOCATION**

Long Ashton Business Park is conveniently located off Yanley Lane, approximately 3 miles from Bristol and Clifton, with Junctions 19 & 20 of the M5 within 5 miles. Long Ashton offers a variety of local pubs restaurants, ideal for business entertaining, and as well as the David Lloyd fitness centre, there is a business motel nearby and a park and ride service with frequent connections to central Bristol.

## **DESCRIPTION**

The property is located on a site steeped in history and previously was a redundant farm building which was renovated in 1989 to become Long Ashton Business Park. The available property provides accommodation over ground and first floors and is available as a whole or could be sub divided into two self-contained units. Each unit has its own WC and fitted kitchenette. The offices have been refurbished to include new carpeting, new decorations, LED lighting together with the installation of Velux windows on the first floor.

## **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice, the property is available as a whole and comprises 1,660 sq ft (154 sq m), or the building could be sub divided to provide smaller units.

## **CAR PARKING**

The car parking ratio for the building is 1:200 sq ft and in addition to this, there is ample car parking on site.

## **TERMS**

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of £18.00 per sq ft pax. There is also a small service charge payable - full details available on request.

## **BUSINESS RATES**

In accordance with the Valuation Office Agency website, ([www.voa.gov.uk](http://www.voa.gov.uk)), the property is currently rated as follow:-

### *Units 1 & 2*

Rateable Value: £14,500  
Rates Payable (2020 / 2021): £7,235.50  
N.B Car parking is rated separately

*Interested parties are advised to make their own enquiries direct with the Valuation Agency Office website to see if they would be eligible for a small business rates relief.*

*From 1<sup>st</sup> April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.*

## **ENERGY PERFORMANCE CERTIFICATE**

Pending.

## **VAT**

We understand that the building is elected for VAT and therefore VAT will be payable on all prices.

## **LEGAL FEES**

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

## **VIEWING AND FURTHER INFORMATION**

For further information or for an appointment to view, contact the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**UPDATED MARCH 2021**

### **Control of Asbestos at Work Regulations 2012**

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.