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TO LET
CITY CENTRE WAREHOUSE/DISTRIBUTION
UNIT
PEGASUS HOUSE, BARTON MANOR,
BRISTOL, BS2 0RL



- **EXCELLENT CITY CENTRE LOCATION**
- **GROSS INTERNAL AREA OF 3,991 sq ft**
- **ON SITE PARKING**
- **EXCELLENT ROAD LINKS AND VERY CLOSE TO TEMPLE MEADS TRAIN STATION AND THE BRISTOL TO BATH CYCLE PATH**

SUBJECT TO CONTRACT

LOCATION

The property is located in a prominent position on Barton Manor. Road links are excellent with A420 & inner ring road within half a mile. The city centre lies approximately 1 mile to the South and Jct 3 of the M32 is within a mile. Temple Meads train station is within a 5 minute walking distance and there is access to the Bristol to Bath cycle path 100m from the property.

DESCRIPTION

The property provides warehouse and office accommodation, with space for parking to the front of the building for approximately 6 cars. The office area has a kitchenette and WCs and is accessed through a pedestrian door in the front elevation. The warehouse space is at the rear of the building and has vehicle and loading access via a roller shutter door in the front elevation.

The property has electric security roller shutters.

FLOOR AREA

The property will benefit from the following gross internal floor area: **3.991 sq ft (370.96 sq m)**

BUSINESS RATES

The property has a rateable value of £15,250 – Occupiers may be eligible for some small business rates relief but we would advise them to make their own enquiries in this regard with the rating department at Bristol City Council

QUOTING TERMS

The property is offered to let on a new lease, the terms of which are to be agreed.

Rent is available upon application.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-120. A copy of the certificate can be made available upon request.

VAT

All prices and rents quoted are exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -

Burston Cook

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Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT March 2021

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.