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TO LET

ECONOMIC OFFICES

UNIT 2, SHEENE ROAD, BEDMINSTER, BRISTOL, BS3 4EG



- **7 ON SITE CAR PARKING SPACES**
- **OFFICES FITTED TO A GOOD STANDARD**
- **DISABILITY ACCESS INCLUDING PASSENGER LIFT**
- **PROMINENT LOCATION FRONTING SHEENE ROAD**

SUBJECT TO CONTRACT

LOCATION

The property occupies a prominent main road location fronting onto Sheene Road in Bedminster approximately 1.5 miles from Bristol city centre. The property provides good access to the local transport network being less than 1 mile from Bristol Temple Meads Railway Station and in close proximity to the A4, which provides access to the M4 via the M32.

DESCRIPTION

The available accommodation is located at first floor level and is finished to a good standard with carpet covered flooring, suspended ceilings, LED lighting, together with fitted kitchenette, various board rooms and meeting rooms together with male and female WCs. There is also a passenger lift providing access to the first floor.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has an approximate net internal floor area of 2,859 sq ft (265.6 sq m).

CAR PARKING

The premises benefits from 7 demised car parking spaces.

TENURE

The premises is available to let by way of a sub-lease – further terms available on application. Alternatively, the ground floor of the property may also be available to rent providing in total 6,972 sq ft.

RENT

£10.00 per sq ft pax.

BUSINESS RATES

Interested parties are advised to make their own enquiries directly with the Valuation Office Agency (www.voa.gov.uk).

PLANNING

Use Class E.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0140-0632-2219-2227-1002>

VAT

We are advised that the property is elected for VAT and therefore VAT will be payable on the rental.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agent: -

Burston Cook

FAO: Finola Ingham / Charlie Kershaw MRICS

Tel: 0117 9349977

Email: finola@burstoncook.co.uk / charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

SEPTEMBER 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.



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