

- Offices (Use Class E) to let
- The property is suitable for a wide variety of alternative commercial uses
- Approximate Net Internal Area 16,640 sq ft—Available as a whole or on a floor by floor basis
- 23 car parking spaces
- Property to be fully refurbished

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation. www.burstoncook.co.uk



LOCATIONBarley House is located in Clifton which is an affluent area within the city of Bristol. The property is situated on Oakfield Grove between Clifton Village and Whiteladies Road. Bristol city centre is approximately 1 mile to the east of the property. There are a wide variety of occupiers within the vicinity to include residential and office occupiers along with larger occupiers such as The Bristol University and the BBC.DESCRIPTIONThe property comprises a commercial office building arranged over ground, first and second floors. The property will fully refurbished prior to a new letting with the specification to be agreed. The property is available to let either as a whole or on a floor by floor basis. The property benefits from a large car parking area which accommodates approximately 23 car parking spaces.ACCOMMODATIONThe property has the following approximate net internal floor area in line with the RICS Property Measurement Standards :-AreaSq ftSq mGround Floor5,958533.56				 BUSINESS RATES We would highlight that the property is currently assessed for business rates along with the adjoining property (Oakfield House). The ratings assessment will therefore be split between Barley House and Oakfield House. Interested parties are advised to make their own enquiries in this regard. VAT We have been advised that the property is elected for VAT and therefore VAT is applicable on all rents and costs etc. LEGAL FEES Each party is to be responsible for their own legal fees incurred in this transaction. TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required. 		
Second Total	4,781	444.18 1,545.95		FAO: Tel: Email:	Tom Coyte MRICS 0117 934 9977 tom@burstoncook.co.uk	Finola Ingham MRICS 0117 934 9977 finola@burstoncook.co.uk
term of years to RENT			new full repairing and insuring lease for a		TO CONTRACT November	
PLANNING We understand the property has planning consent for the existing use as offices within Use Class E, however, the property is suitable for a wide variety of alternative commercial uses.				CONTROL OF ASBESTOS AT WORK REGULATIONS 2002 Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the		

EPC

The EPC is available upon request.

ANTI-MONEY LAUNDERING

property.

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

