



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
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TO LET

OFFICES WITH STORAGE

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



- **MODERN BUSINESS UNIT COMPRISING:-**

<i>Good quality offices</i>	<i>c. 3,758 sq ft</i>
<i>Ancillary stores / loading</i>	<i>c. 3,214 sq ft</i>
<i>Total</i>	<i>c. 6,972 sq ft</i>
- **OFFICES FITTED TO A GOOD STANDARD WITH EXCELLENT PARKING**
- **PROMINENT LOCATION FRONTING SHEENE ROAD IN BEDMINSTER**
- **RENT ON APPLICATION**

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 property provides office accommodation over ground and first floors with additional storage accessed via a loading bay accessed via a large concertina warehouse door to the side.

The offices are finished to a good standard with carpet covered flooring, suspended ceiling, LED lighting. The office also benefits from a kitchenette on both floors and wall and ceiling mounted air conditioning cassettes.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has an approximate gross internal floor area of:-

Ground floor

Offices	1,931 sq ft	(179.46 sq m)
Rear store	1,032 sq ft	(95.91 sq m)
Side store	1,150 sq ft	(106.88 sq m)

First floor

Offices	1,827 sq ft	(169.80 sq m)
Store	1,032 sq ft	(95.91 sq m)
Total	6,972 sq ft	(647.96 sq m)

CAR PARKING

The unit benefits from 11 demised car parking spaces.

TENURE

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Rent is available upon application.

BUSINESS RATES

Applicants are advised to make their own enquiries with Bristol City Council in relation to this matter.

PLANNING

We understand that the unit has consent for B1 use.

ENERGY PERFORMANCE CERTIFICATES

Pending.

VAT

We are advised that VAT is payable on the rental.

LEGAL COSTS

Each party 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: Charlie Kershaw MRICS

Tel: 0117 9349977

Email:Charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

OCTOBER 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.