

# GROUND FLOOR OFFICE SUITES TO LET

Westbury Court, Westbury on Trym, Bristol, BS9 3EF



- Attractive office suites within the popular suburb of Westbury on Trym providing open plan accommodation
- Newly refurbished
- Approximately 721 sq ft– 949 sq ft (66.9 sq m–88.2 sq m)
- New lease/s available
- £15.50 per sq. ft per annum exclusive



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.

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COOK**  
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## LOCATION

The property is situated on Church Road in Westbury Village, just off the High Street. Westbury Village provides a range of amenities including retail outlets, banks, cafes & restaurants. Bristol City Centre is situated approximately 3.5 miles to the South. Westbury on Trym is conveniently located for both rail and car travel with Bristol Temple Meads and Parkway Railway Stations being less than 5 miles and Junction 7 of the M5 is within 3 miles.

## DESCRIPTION

Westbury Court comprises a high-quality refurbished office building, set over ground and first floors and split into a variety of suites which are accessed via entrance lobbies from either Church Road and The Courtyard.

There are a range of office suites currently available, providing newly refurbished, open plan accommodation and benefitting from a specification to include new carpeting, kitchenette, suspended ceilings with recessed LED lighting (or are due to be upgraded), communal WCs and shower facilities, and external bike storage.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suites have the following approximate net internal floor areas of:

Suite 2:	886 sq ft	(82.31 sq m)	1 parking space
Suite 3	949 sq ft	(88.2 sq m)	1 parking space
Suite 4	866 sq ft	(80.45 sq m)	1 parking space
Suite 5a	721 sq ft	(66.9 sq m)	1 parking space

## TENURE

The suites are available by way of new effectively full repairing and insuring leases by way of a service charge, for a term of years to be agreed.

## RENT

£15.50 per sq. ft per annum exclusive.

## PLANNING

Use Class E - therefore suitable for a wide range of uses.

## VAT

We have been advised that the property is elected for VAT.

## BUSINESS RATES

In accordance with the Valuation Office Agency Website the properties have the following designation:

Suite	Rateable Value	Rates Payable
Suite 2	£11,500	£5,738.50
Suite 3	£11,750	£5,863.25
Suite 4	£11,000	£5,489.00
Suite 5a	£8,100	£4,041.90

*From the 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 direct with the Valuation Office Agency website to see if they would be eligible for either 100% relief, or a small business rates relief and to verify this information.*

## EPC

The building has an energy performance rating of D (88).

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

## Burston Cook

FAO: Vicki Grimshaw BSc (Hons)  
Tel: 0117 934 9977  
Email: Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

December 2023

## 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 property.

## ANTI-MONEY LAUNDERING

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 the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants*

