



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

TO LET

SUITE 5B, WESTBURY COURT, WESTBURY ON TRYM, BRISTOL, BS9 3EF



- **COMPRISING A GROUND FLOOR SUITE OF APPROXIMATELY 1,458 SQ FT (135.4 SQ M)**
- **MODERN OPEN PLAN OFFICE**
- **NEWLY REFURBISHED**
- **ONE ONSITE CAR PARKING SPACE**
- **NEW LEASE AVAILABLE**
- **£14.95 PER SQ FT, PER ANNUM EXCLUSIVE**

SUBJECT TO CONTRACT

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.

The specification includes:-

- Comfort cooling
- Perimeter trunking
- Recently re-decorated
- Suspended ceilings with LED lighting
- Carpet flooring
- Shower facilities

There are also shared male, female and disabled WC facilities as well as shower facilities and bike hoops on site.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we understand the suite has an approximate net internal floor area of 1,458 sq ft (135.4 sq m).

CAR PARKING

There is one on site car parking space.

TERMS

The suite is available by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

RENT

£14.95 per sq ft, per annum exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency Website (www.voa.gov.uk) the property has the following designation:

Rateable Value	£7,800
Rates Payable (2019/2020):	£3,830

From the 1st 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.

ENERGY PERFORMANCE CERTIFICATE

Rating – D (83).

VAT

The building is elected for VAT and therefore VAT will payable on all costs.

LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

For viewing and further information please contact the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

JANUARY 2020

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.