Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

FIRST FLOOR OFFICE, ST PETERS COURT, BEDMINSTER, BRISTOL, BS3 4AQ

- **MODERN OPEN PLAN OFFICE**
- **5,493 SQ FT (510 SQ M)**
- **5 CAR PARKING SPACES**
- **PROMINENT LOCATION FRONTING ONTO BEDMINSTER PARADE**
- **PASSENGER LIFT / DDA ACCESS**

SUBJECT TO CONTRACT

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

LOCATION

The property is situated in a prominent position fronting onto Bedminster Parade, which is a busy thoroughfare and can easily be accessed from the city centre and has good road links to the rest of the city. There are a wide variety of amenities close by including a supermarket, post office, library and a high street with a variety of shops, cafes and banks.

DESCRIPTION

The property is located on the first floor and provides modern open plan space with a passenger lift, disabled WC and WC facilities. The property will be refurbished to include new carpets and decorations throughout.

ACCOMMODATION

We have measured the property in accordance with the International Property Measurement Standards (IPMS 3), and found the property to have a following approximate floor area of **5,493 sq ft (510 sq m).**

CAR PARKING

To the rear of the property are 5 allocated car parking spaces. There is also metered car parking in front of the building and parking permits are available to occupying businesses.

USE

The property benefits from a B1 (office) use.

TERMS

The property is available to rent 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

The quoting rent is £16.50 per sq ft per annum exclusive.

BUSINESS RATES

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

ENERGY PERFORMANCE CERTIFICATE

Rating = D (88).

VAT

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

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 agents:-
Burston Cook
FAO: Finola Ingham MRICS and Charlie Kershaw MRICS
Tel: 0117 9349977
Email: finola@burstoncook.co.uk / charlie@burstoncook.co.uk

SUBJECT TO CONTRACT **JANUARY 2018**

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.