



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/MAY SELL
200 CENTRAL PARK, PETHERTON ROAD,
BRISTOL, BS14 9BZ
OFFICES WITH PARKING



- **GROUND FLOOR OFFICE WITH 6 PARKING SPACES**
- **1,494 SQ FT (138.83 SQ M)**
- **QUOTING RENT ONLY £9 PER SQ FT**
- **EXCELLENT ROAD LINKS FOR SOUTH BRISTOL**

SUBJECT TO CONTRACT

LOCATION

The office is located on Central Park Trading Estate, which is conveniently located between Airport Road and Wells Road in Hengrove, Bristol. Bristol City Centre can be accessed easily via the A37 to the north which in turn can provide access to the motorway network via the M32. The A37 provides access to the south and the A38 to the west of the subject property provides access to Bristol Airport and the M5 southbound.

DESCRIPTION

The office provides a mix of open plan and cellular office space with a fitted kitchenette, and male and female WCs.

The office has its own entrance and benefits from 6 demised parking spaces.

ACCOMMODATION

The property has the following approximate useable internal area: - **1,494 SQ FT (138.83 sq m)**

TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

The long leasehold interest in the property is available to purchase.

RENT

The quoting rent for the office space is £9 per sq ft.

The price for the purchase of the long leasehold interest is available upon application.

PLANNING USE

We understand that the property benefits from Use Class B1 (Office) but we would recommend that interested parties make their own enquires in this regard with Bristol City Council Planning Department.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of D (83).

A copy of this certificate can be made available upon request.

VAT

All rents and prices are exclusive of VAT, if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint agents:-

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2021

Control of Asbestos at Work Regulations 2012

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.