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TO LET

**FIRST FLOOR, BUILDING 350 BRISTOL
BUSINESS PARK, COLDHARBOUR LANE,
BRISTOL, BS16 1EJ**

A modern, contemporary, open plan office



- **CLEAR SPAN FLOOR PLATE (NO COLUMNS)**
- **10 ON SITE CAR PARKING SPACES**
- **FITTED KITCHENETTE / STAFFROOM AND SHOWER FACILITY**
- **APPROXIMATELY 2,145 SQ FT (199 SQ M)**

SUBJECT TO CONTRACT

LOCATION

Bristol Business Park is now one of the major business parks in the South West with over 250,000 sq ft of accommodation occupied by companies including Babcock, Motability, Boeing, UWE, Thales and QinetiQ. The property is located just 5 miles north of Bristol city centre and just 2 miles of Junction 19 of the M4 motorway. In addition, Bristol Parkway Railway Station lies within a 10 minute drive providing a regular intercity service to London Paddington within 1hr 30 minutes.

DESCRIPTION

The office suite is located on the 1st floor of a high quality, self-contained two storey office building. The office suite has been recently re-decorated and re-carpeted throughout, together with the common areas. The office is predominantly open plan and benefits from the following:-

- Partitioned meeting room already in situ
- Fitted kitchen / staffroom
- Strong room with 'List X' status
- Raised floors
- Comfort cooling
- New Carpet flooring
- Shower
- Suspended ceilings with LED lighting
- Floor Boxes
- Demised male and female WC's

ACCOMMODATION

In accordance with International Property Measurement Standards (IPMS 3), the office has the following approximate useable floor area of 2,145 sq ft (199 sq m).

CAR PARKING

There are 10 allocated car parking spaces.

TENURE

The office is available to let 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.

RENTAL

£18.75 per sq ft, pax.

BUSINESS RATES

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

Rateable Value: £35,250
Rates Payable (2019 / 2020): £17,307.75

ENERGY PERFORMANCE CERTIFICATE

Rating = C (57).

VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:-

Burston Cook

FAO: Finola Ingham MRICS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

Alder King

FAO: Tom Dugay
Tel: 0117 3171000

SUBJECT TO CONTRACT

UPDATED OCTOBER 2019

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.

Internal Pictures

