



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](mailto:commercial@burstoncook.co.uk)  
Website: [www.burstoncook.co.uk](http://www.burstoncook.co.uk)

## PRIME CLIFTON OFFICE FOR SALE

**25-26 BERKELEY SQUARE, CLIFTON  
BRISTOL, BS8 1HP**

*An opportunity to purchase a high quality, self contained office in  
prestigious Berkeley Square*



- **HIGH QUALITY OFFICE UNIT SUITE WITH CONTEMPORARY FINISHES**
- **COMPRISING APPROXIMATELY 773 SQ FT (71.8 SQ M)**
- **PENTHOUSE SUITE**
- **GREAT OPPORTUNITY TO BE PART OF THIS GRAND AND PRESTIGIOUS PERIOD BUILDING**
- **BIKE STORAGE**

SUBJECT TO CONTRACT

## **LOCATION**

Berkeley Square is a stunning example of Clifton's Georgian architecture, offering office occupiers a superb working environment being within walking distance of both Bristol City Centre and Bristol's finest residential area of Clifton. Within just one minutes walk is Park Street, which is home to a wide variety of high quality restaurants, bars and retail shopping outlets, and therefore a most popular situation for offices amongst employers and employees alike.

## **DESCRIPTION**

Whilst period buildings traditionally have some limitations in terms of their period style and layout, 25 – 26 Berkeley Square offers an occupier the ability to purchase a predominately open plan office of 773 sq ft within a building that combines period features with a contemporary edge.

The office is self contained, with independent lighting/power and kitchenette and other fittings/finishes include full gas fired central heating via new radiators, perimeter power points, new LED lighting, new carpets and a high quality glazed meeting room. Further to this, the top floor office benefits from a lobby area and WC facilities.

## **ACCOMMODATION**

The premises has a net internal floor area of approximately 773 sq ft (71.8 sq m).

## **TENURE**

The unit is offered for sale by way of a 999 year lease with a ground rent also being payable. A service charge is also payable towards the cost of the communal areas and external repairs and maintenance to the fabric of the building.

## **PRICE**

The long 999 year lease is for sale - £260,000.

## **RATEABLE VALUE**

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:-

Rateable Value: £8,400                      Rates Payable (2019/2010): £4,124.40

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

## **ENERGY PERFORMANCE CERTIFICATE**

Rating = C (57).

## **LEGAL COSTS**

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

## **VAT**

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

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS or Holly Boulton BSc Hons

Tel: 0117 934 9977

Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk) / [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**APRIL 2019**

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.