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OFFICE SUITES TO LET

PRINCESS HOUSE, PRINCESS STREET, ST PHILLIPS, BRISTOL, BS2 0RR

ECONOMICAL ACCOMMODATION WITH EXCELLENT CYCLE LINKS



- **ECONOMICAL OFFICE SPACE TO RENT**
- **ONLY £8,000 PER ANNUM PER SUITE, EXCLUSIVE**
- **EXCELLENT CYCLE AND ROAD LINKS INTO THE CITY**
- **SUITES FROM 454 SQ FT (42.18 SQ M) – 908 SQ FT (84.35 SQ M)**
- **TEMPLE MEADS RAILWAYS STATION ONLY 12 MINUTE WALK**

SUBJECT TO CONTRACT

LOCATION

The property is located in St Phillips in a popular residential suburb of Bristol less than 1 mile from Bristol City Centre. The property is situated in a very convenient location with easy access to the A4320 St Phillips Causeway and A420 which leads directly into the Centre. The M32 motorway is also within 1 mile of the property, providing good access to the national motorway network.

A short distance walk from the property is Old Market which is a thriving district in St Phillips, home to many independent shops, cafes and restaurants. Temple Meads railway station is only 1.2 miles away and there are several bus routes running nearby.

DESCRIPTION

There are two suites available, one located on the first floor and the other on the second floor. The suites benefit from an open plan working space with a separate meeting room. There is also a well equipped kitchen and a W/C with shower facility in each suite.

ACCOMMODATION

In accordance with the International Property Measurement Standards (IPMS 3), the property has the following approximate net internal floor area:-

Suite 1:	454 sq ft	(42.18 sq m)
Suite 2:	454 sq ft	(42.18 sq m)

CAR PARKING

One car parking space can be available by way of separate negotiation.

TERMS

The suites are available by way of a new effectively full repairing and insuring lease by way of a service charge at a competitive rent of **£8,000 per annum, exclusive per suite.**

BUSINESS RATES

The property is currently being assessed for business rates.

EPC

A copy of the EPC can be made available on request.

VAT

All prices exclusive of VAT if applicable.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view, please contact the sole agents: -

Burston Cook

FAO: Holly Boulton and Finola Ingham

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk and finola@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.