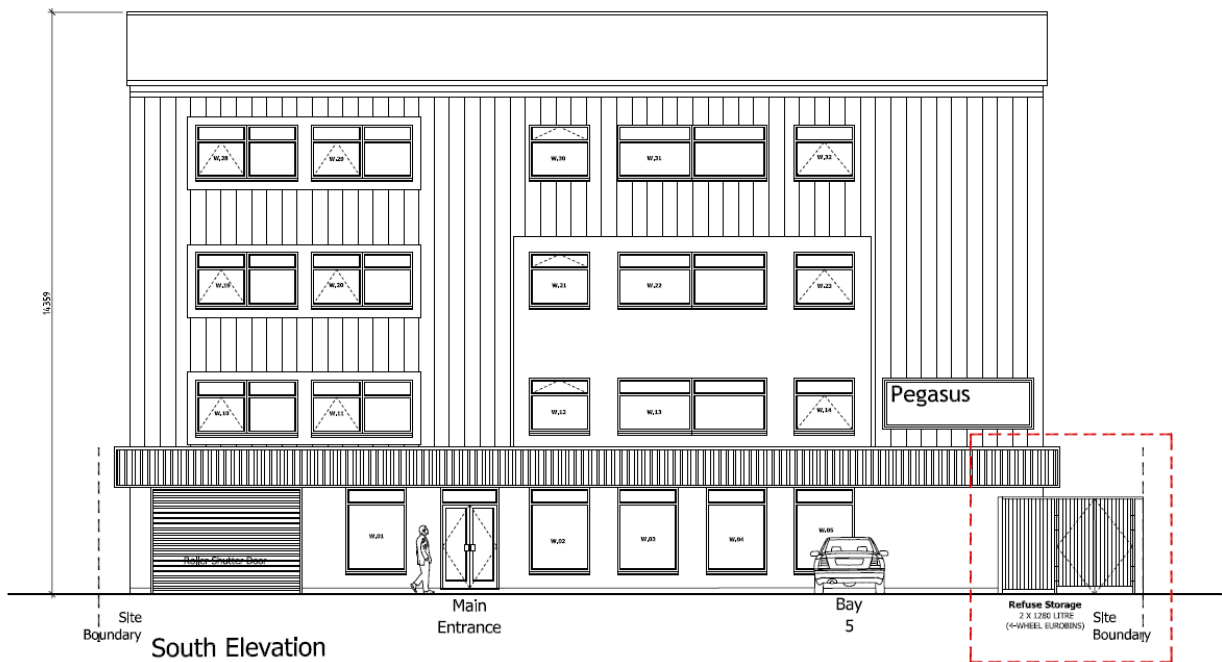




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**FOR SALE/TO LET**  
**CITY CENTRE NEW BUILD OFFICE**  
**BUILDING WITH ANCILLARY B8 USE AT**  
**GROUND FLOOR**  
**PEGASUS HOUSE, BARTON MANOR,**  
**BRISTOL, BS2 0RL**



- **BRAND-NEW PURPOSE-BUILT OFFICES IN EXCELLENT CITY CENTRE LOCATION**
- **PROPOSED TOTAL OFFICE NET INTERNAL AREA OF 11,324 sq ft (1052 sq m)**
- **ON SITE PARKING AND SECURE BIKE STORAGE**
- **EXCELLENT ROAD LINKS AND VERY CLOSE TO TEMPLE MEADS TRAIN STATION AND THE BRISTOL TO BATH CYCLE PATH**

SUBJECT TO CONTRACT

## LOCATION

The property is located in a prominent position on Barton Manor. Road links are excellent with A420 & inner ring road within half a mile. The city centre lies approximately 1 mile to the South and Jct 3 of the M32 is within a mile. Temple Meads train station is within a 5 minute walking distance and there is access to the Bristol to Bath cycle path 100m from the property.

The Old Market area of the city is just on the doorstep and provides local amenities including shops, bars, a bakery, restaurants, dentists etc

## DESCRIPTION

The property is not currently built but when finished will comprise a new purpose-built building providing office and B8 Use accommodation over the ground floor and office accommodation over the three upper floors. The accommodation will benefit from a passenger lift, car parking to the front of the building for 6 cars and secure cycle storage.

The final specification of the building is still to be decided and so there is an opportunity for a purchaser to be involved in the internal fit out decision process to provide a bespoke office space.

## FLOOR AREA

The property will benefit from the following internal floor areas;

Ground Floor Office:	1055 sq ft (98 sq m)
Ground Floor B8 Warehouse:	1937 sq ft (180 sq m)
First Floor Offices:	3423 sq ft (318 sq m)
Second Floor Offices:	3423 sq ft (318 sq m)
Third floor Offices:	3423 sq ft (318 sq m)
<b>Total:</b>	<b>13,261 sq ft (1,232 sq m)</b>

## PLANNING

The property has planning permission for refurbishment and extension of an existing B8 warehouse and distribution building (with existing office accommodation) to provide three additional floors creating additional office accommodation. Proposed new fire escape /access staircase to the rear elevation and the internal provision of a lift to enable access to all floors for wheelchair.

The full planning applications be seen on the Bristol City Council Planning Portal under references: 18/04352/F and 19/00372/X, 19/03432/F and plans can be made available by request.

## QUOTING TERMS

The freehold of the property is offered with vacant possession, price is available on application.

The vendor may consider a letting of the building on a pre let basis.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The property is not currently built and so does not currently have an EPC.

### 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.

## VAT

All prices and rents quoted are exclusive of VAT.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -

Burston Cook

FAO: Charlie Kershaw MRICS

Email: [charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

Tel: 0117 934 9977

Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**November 2019**

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