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## **TO LET (MAY SELL)**

### ***MODERN PURPOSE-BUILT OFFICES TO BE REFURBISHED ...***

### **SUITE C, FROMEFORDE HOUSE, CHURCH ROAD, YATE BRISTOL BS37 5JB**



- **GROUND FLOOR OFFICE**
- **APPROXIMATELY 3,353 SQ FT**
- **CLOSE TO TOWN CENTRE AMENITIES**
- **14 CAR PARKING SPACES**
- **UNDERGOING A REFURBISHMENT PROGRAM**
- **BUILDING MAY ALSO BE AVAILABLE FOR SALE**

SUBJECT TO CONTRACT

## **LOCATION**

Yate is situated approximately 11 miles north east of Bristol and is strategically located near to the M4 and M5 motorway networks with access to the M4 via the A432 and A46 at Junction 18, whilst the ring road provides access to Junction 1 of the M32. The property is situated on Church Road in Yate approximately ½ mile from the town centre, which provides a wide range of amenities. The picturesque market town of Chipping Sodbury is also within a five minute drive.

## **DESCRIPTION**

The property is situated on a landscaped site and comprises a purpose-built single-story ground floor office suite which is undergoing a refurbishment program.

Internally, the accommodation will comprise predominantly open plan office space with WC and kitchen facilities. The office has 14 car parking spaces.

## **ACCOMMODATION**

The property has an approximate net internal floor area of 3,353 sq ft (312 sq m).

## **TERMS**

The office is available 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.

## **RENT**

Only £13 psf.

## **SALE OPPORTUNITY**

The freehold of the building may also be available for sale to include Suites A and B which are currently let to Hawkins & Associates. Full details and quoting price available upon request.

## **BUSINESS RATES**

To be reassessed.

## **ENERGY PERFORMANCE CERTIFICATE**

E108.

## **VAT**

All rentals and prices are exclusive of VAT.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment with the joint agents: -

### **Burston Cook**

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

**SUBJECT TO CONTRACT**

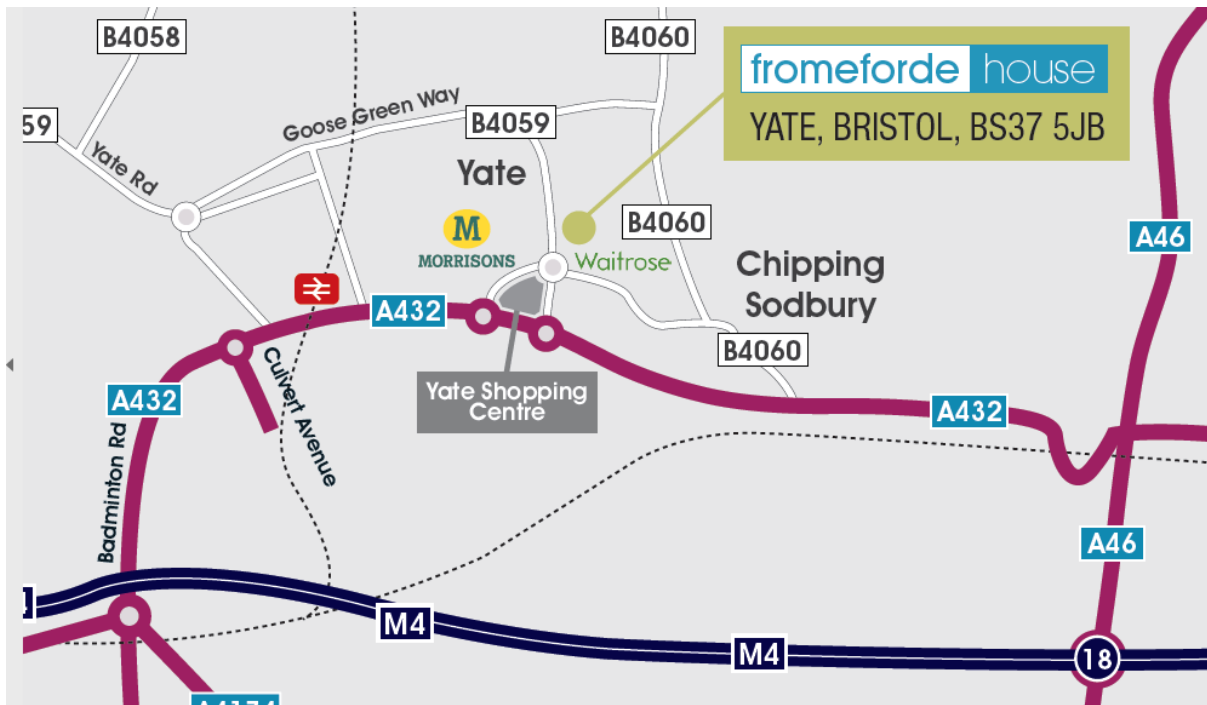
**MAY 2020**

Control of Asbestos at Work Regulations 2012

Under the Control of Asbestos at Work Regulations 2012 (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.



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