

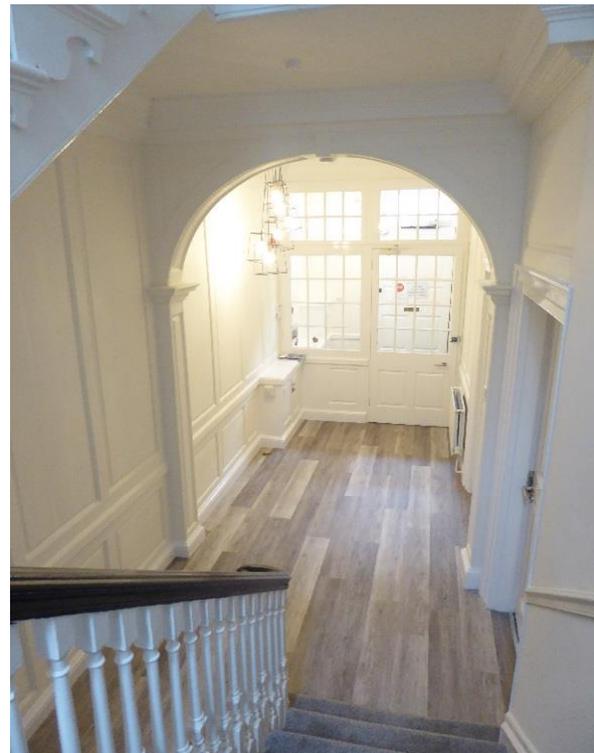


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## TO LET

### 16 ORCHARD STREET, BRISTOL, BS1 5EH

**ONLY ONE SUITE LEFT OF  
404 SQ FT**



- A CHARMING GEORGIAN TOWNHOUSE OFFICE
- REFURBISHED CONTEMPORARY COMMUNAL AREAS
- JUST OFF PARK STREET IN A QUIET COURTYARD STYLE CUL-DE-SAC
- 404 SQ FT (37.6 SQ M)

SUBJECT TO CONTRACT

## LOCATION

Orchard street is an attractive cul-de-sac, which is in an enviable position being located in the heart of the city centre and close to College Green, Bristol Cathedral and a host of quality leisure and retail amenities that are available within nearby Park Street. Orchard Street has been converted into a mixture of residential and office premises and there is on street parking available for Orchard Street itself in the nearby vicinity.

## DESCRIPTION

The building provides office accommodation over four floors with the available space being located on the ground and first floors of the building.

The available space is arranged as several office rooms over the various floors, together with two separate kitchenette and WC facilities. The property has carpet flooring, modern office lighting and contemporary decorations. The communal areas of the building include an impressive entrance lobby with wood effect flooring in 'boat house oak', contemporary decorations throughout and feature lighting in the communal areas.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), the property has the following approximate net internal areas:

Ground floor:	404 sq ft	(37.6 sq m)
First floor:	479 sq ft	(44.5 sq m) - <b>Let</b>
<b>Total</b>	<b>883 sq ft</b>	<b>(82.1 sq m)</b>

## TERMS

On application.

## BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

## VAT

We understand the building is elected for VAT and therefore VAT is repayable on all prices.

## EPC

Rating = D (95).

## 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, contact the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS / Vicki Grimshaw

Tel: 0117 934 9977

Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk) and [vicki@burstoncook.co.uk](mailto:vicki@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**Updated October 2021**

### 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.