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## TO LET

### MODERN OFFICE SUITE

### FIRST FLOOR, UNIT 70, EDEN OFFICE PARK, HAM GREEN, BRISTOL, BS20 0DD



- **ATTRACTIVE, OPEN PLAN SUITE**
- **6 ON SITE CAR PARKING SPACES**
- **1,227 SQ FT (114 SQ M)**
- **NEW LEASE AVAILABLE - £12.50 PSF PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

## LOCATION

Eden Office Park is situated just off the A369, with easy access to the M5 via junction 19, Clifton Village and Bristol City Centre which is approximately 3 miles away.

The park has been developed since 2003 and offers modern office accommodation in a pleasant, landscaped setting close to the village of Ham Green with local shops and other amenities nearby.

## DESCRIPTION

The property comprises a two storey, self contained end of terraced office building with the available suite being located on the first floor, with 6 allocated car parking spaces.

The open plan low maintenance designed office accommodation benefits from the following:-

- Full access raised floors / floor boxes
- Double glazed windows
- Male / female / disabled WC facilities / shower
- Car parking spaces
- Comfort Cooling
- Suspended ceilings with inset Category II lighting
- Security alarm
- Meeting room

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), the premises has an approximate net internal floor area of 1,227 sq ft (114 sq m).

## PARKING

There are 6 car parking spaces demised to the suite.

## TENURE

The property is available by way of a new lease for a term of years to be agreed, at a rent of £12.50 per sq ft, per annum exclusive. A service charge will also be payable.

## RATES

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

Rateable Value: £21,500  
Rates Payable: (2014 / 2015) £10,363

## ENERGY PERFORMANCE CERTIFICATE

Rating = C (57)

## VAT

We understand that the building is elected for VAT, therefore VAT will be payable on the rent.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS or Jayne Rixon MRICS

Tel: 0117 934 9977

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

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**February 2015**

### 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.