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TO LET

FANTASTIC CONTEMPORARY "STUDIO STYLE" OFFICE SPACE WITHIN AN ATTRACTIVE GEORGIAN STYLE PERIOD BUILDING

**1st FLOOR FRONT STUDIO OFFICE,
43 – 45 PARK STREET, BRISTOL,
BS1 5NL**



- **FANTASTIC OPEN PLAN "STUDIO STYLE" OFFICE SPACE OPENING ONTO FRONT BALCONY TERRACE**
- **APPROXIMATELY 1,060 SQ FT (98.51 SQ M)**
- **CONTEMPORARY FIT OUT WITH NEWLY REFURBISHED WC AND KITCHENETTE FACILITIES**
- **1 ON SITE CAR PARKING SPACE**
- **RENT ONLY £12.50 PER SQ FT PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The property occupies an excellent position fronting onto Park Street, which links Bristol City Centre with Queens Road in Clifton. Park Street is a popular location within Bristol, hosting a number of retailers, bars, restaurants and office occupiers. Car parking is available in the nearby area via metered on-street car parking on Great George Street and public car parking facilities at Trenchard Street Car Park and College Street Car Park.

DESCRIPTION

The property comprises a self-contained studio style office within an impressive Georgian style period building. The building was constructed post war following substantial bomb damage to Park Street and is constructed around a structural frame with solid concrete floors and therefore offers modern office space.

The layout is predominantly open plan and benefits from two attractive timber frame part glazed meeting rooms. The office is accessed via an entrance fronting onto Park Street and benefits from an attractive private recessed balcony to the front.

The office suite has recently undergone refurbishment works to include the following:-

- *Newly refurbished WCs
- *Newly refurbished kitchenette
- *New perimeter trunking
- *Refurbished entrance hallway

ACCOMMODATION

In accordance with Internal Property Measurement Standards (IMPS 3), the office has the following approximate useable floor area:-

Office: 1,060 sq ft (98.51 sq m)

TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

The quoting rent is £12.50 per sq ft per annum, exclusive

RATING

The property has recently been split and as such the business rates are yet to be reassessed. It is recommended that interested parties make their own enquiries with Bristol City Council in this regard.

CAR PARKING

One on-site car parking space might be available by way of separate negotiation. The space is available by way of a short term licence at a cost of £2,000 per annum, exclusive.

LEGAL COSTS

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

VAT

All figures are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATES

Available on request.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Tom Coyte BA Hons or Finola Ingham MRICS

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SUBJECT TO CONTRACT

NOVEMBER 2016

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.

Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues