



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

TO LET (MAY SELL)

UNIT 1 BRITANNIA WAY, STRODE ROAD, CLEVEDON, NORTH SOMERSET, BS21 6QH



- **TO LET (MAY SELL)**
- **TWO STOREY OFFICE ACCOMMODATION**
- **1,986 SQ FT (184.5 SQ M) PLUS REAR CONSERVATORIES / MEETING ROOMS**
- **UP TO 6 ON-SITE CAR PARKING**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

The property is located directly off Strode Road on Britannia Way, close to Clevedon town centre, with Topps Tiles, Halfords, Jewsons and Asda all within walking distance.

Clevedon is located approximately 13 miles to the west of Bristol city centre and 16 miles south of the M4/M5 interchange and is served by junction 20 of the M5, approximately 1½ miles from Britannia Way.

DESCRIPTION

The property comprises a self-contained two storey business unit, which was constructed in the late 1970s and is currently fitted out as offices.

Unit 1 forms a two storey office building which will be redecorated and re-carpeted throughout. The property also provides a number of conservatories to the rear, which are currently being used as meeting rooms/ breakout space.

The premises benefit from kitchen and WC facilities, to include a disabled W/C.

ACCOMMODATION

The accommodation comprises 1,986 sq ft (184.5 sq m), plus a number of rear conservatories comprising approximately 375 sq ft (34 sq m).

CAR PARKING

There are up to six on-site car parking spaces.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, alternatively consideration may be given to a freehold disposal.

RENTAL / PRICE

£13.00 per sq ft per annum on a leasehold basis. Freehold price upon application.

VAT

All prices/rentals quoted are exclusive of VAT if applicable.

LEGAL COSTS

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

BUSINESS RATES

The rateable value for 2017 / 2018 is £12,612 and the rates payable are £5,877.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

Burston Cook

FAO: Jayne Rixon MRICS & Finola Ingham MRICS

Tel: 0117 934 9977

Email: jayne@burstoncook.co.uk / finola@burstoncook.co.uk

SUBJECT TO CONTRACT

MARCH 2018

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 consultants if they have any concerns about asbestos and asbestos related issues.