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**TO LET**

**TRICOURT,  
BEACH AVENUE, CLEVEDON, NORTH  
SOMERSET, BS21 7XU**



- **BRAND NEW OFFICE DEVELOPMENT**
- **TOWN CENTRE LOCATION**
- **SUITES AVAILABLE FROM 1,700 SQ FT UP TO 9,200 SQ FT (855 SQ M)**
- **ON SITE CAR PARKING**
- **RENTAL ON APPLICATION**

**SUBJECT TO CONTRACT**

## LOCATION

The site is located on Beach Avenue, which runs between Strode Road and Old Church Road, close to Clevedon Town Centre. Clevedon itself is a few minutes drive from junction 20 of the M5 motorway, which provides easy access to Bristol, which is located 10 miles to the north and in turn the South West.

Clevedon itself is a popular town providing a range of retail, business and other amenities which are only approximately 5 minutes walk from the proposed development and has a residential population of 22,000.

## DESCRIPTION

The site currently benefits from planning permission for 3 self-contained office buildings, one of which has already been built and is currently let to AJP Partnership.

The two remaining buildings are being offered as pre-lets and can be finished to suit tenants specific requirements.

Each building will provide brand new open plan office accommodation, incorporating male/female WC facilities, shower and kitchen facilities and an 8 person passenger lift, therefore providing DDA access.

The units will also include suspended ceilings with LG7 light fittings, electric door entry system, perimeter trunking and carpet tiles throughout together with a comfort cooling system of heating and solar panels.

## ACCOMMODATION

From the information provided, the net internal floor areas will comprise the following:-

<b>Building A:</b>	<b>FULLY LET – AJP Partnership</b>		
<b>Building B:</b>	Ground Floor	1,700 sq ft	(157 sq m)
	First Floor	1,700 sq ft	(157 sq m)
	<b>Total</b>	<b>3,400 sq ft</b>	<b>(315 sq m)</b>
<b>Building C:</b>	Ground Floor	2,900 sq ft	(269 sq m)
	First Floor	2,900 sq ft	(269 sq m)
	<b>Total</b>	<b>5,800 sq ft</b>	<b>(539 sq m)</b>

## CAR PARKING

<b>Building A:</b>	Fully let
<b>Building B:</b>	5 on-site parking spaces.
<b>Building C:</b>	10 on-site parking spaces.

## TERMS

The buildings are available by way of new full repairing and insuring leases for a term of years to be agreed.

## RENTAL

Price on application.

## LEGAL COSTS

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

## VAT

All rentals and prices quoted are exclusive of VAT, if applicable. We understand that VAT is payable on the rental and prices quoted.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS or Finola Ingham MRICS

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**January 2014**

## 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.