



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

**251 CENTRAL PARK, PETHERTON ROAD,  
BRISTOL, BS14 9BZ**

**CLASS E USE**



- **FIRST FLOOR SPACE WITH HIGH CEILINGS AND GREAT LIGHT**
- **APPROX. 3,486 SQ FT (323.83 SQ M)**
- **QUOTING RENT ONLY £7.85 PER SQ. FT, EXCLUSIVE**
- **CAR PARKING SPACES AVAILABLE**
- **COULD SUIT MANY USES UNDER CLASS E**

SUBJECT TO CONTRACT

## LOCATION

The property is located on Central Park Trading Estate, which is conveniently located between Airport Road and Wells Road in Hengrove, Bristol. Bristol City Centre can be accessed easily via the A37 to the north which in turn can provide access to the motorway network via the M32. The A37 provides access to the south and the A38 to the west of the subject property provides access to Bristol Airport and the M5 southbound.

## DESCRIPTION

The property provides a large workspace at first floor level with a fitted kitchenette, and WCs. The space is currently fitted to provide recording studios and rehearsal space but could be opened to provide large open plan space with high ceilings and lots of natural light through the large crittal style windows.

The unit has its own entrance and parking can be made available.

## ACCOMMODATION

We have measured the property in line with the RICS Property Measurement Standards (May 2015) and we confirm that the property has the following approximate useable internal area: - **3,486 SQ FT ( 323.83 sq. m).**

## TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

## RENT

The quoting rent is £7.85 per sq ft.

## PLANNING USE

We understand that the unit benefits from Class E planning use and therefore can potentially be used for the following uses.

- Financial and professional services
- Office
- Clinics, health centres, crèches, day nurseries, day centre
- Gymnasiums

*NB The above uses will be subject to landlord's consent.*

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of E (103).

*A copy of this certificate can be made available upon request.*

## VAT

All rents and prices are exclusive of VAT, if applicable.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agent:-

Burston Cook

FAO: Charlie Kershaw MRICS and Holly Boulton BSc Hons

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk, holly@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**January 2022**

Control of Asbestos at Work Regulations 2012

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.