

# OFFICE SUITES TO LET

Shore House, Westbury on Trym, Bristol, BS9 3AA



- **Looking for offices in BS8 - why not try BS9? Only a 5 minute drive, like for like, £10 per sq ft cheaper, and excellent parking provision!**
- Office suites available from 1,011–2,596 sq ft (93.92 sq m)
- Newly refurbished, open plan accommodation
- Excellent on-site car parking provision
- Situated in the heart of Westbury on Trym
- New leases available



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

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

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COOK**  
0117 934 9977

## LOCATION

Shore House is located on Westbury Hill in Westbury on Trym which is conveniently located approximately 2½ miles north of Bristol city centre via Whiteladies Road. Junction 17 of the M5 motorway is approximately 2 miles southwest which in turn provides access to the M4. Westbury on Trym is an established residential area situated to the north side of the city centre.

The village benefits from a range of retail premises with a mixture of offices and residential property above. The property is located adjacent to a council run car park with free parking limited to a maximum stay of three hours.

## DESCRIPTION

Shore House comprises a three-storey property of brick elevations fronting Westbury Hill, and the available accommodation is situated on the second and third floors.

The second floor has been newly refurbished, and the third floor is due to be refurbished. The specification includes carpeting, perimeter trunking, gas fired central heating, and LED lighting.

There is a car park to the rear of the building which provides a generous car parking provision.

## ACCOMMODATION

In accordance with RICS Property Measurement Standards, the premises has the following approximate net internal floor areas:

Second Floor:	2,596 sq ft	(241.17 sq m)
Third Floor:	1,011 sq ft	(93.92 sq m)

## TENURE

The accommodation is offered by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## RENT

£14.95 per sq ft per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:

Floor	Rateable Value	Rates Payable
Second Floor	£34,000	£16,966
Third Floor	£12,500	£6,237.50

*Interested parties are advised to make their own enquires in order to verify this information.*

## VAT

The building is elected for VAT and therefore, VAT will be payable on all prices.

## EPC

The property has an energy performance rating of C (69).

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

## SUBJECT TO CONTRACT

Updated April 2023

### 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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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