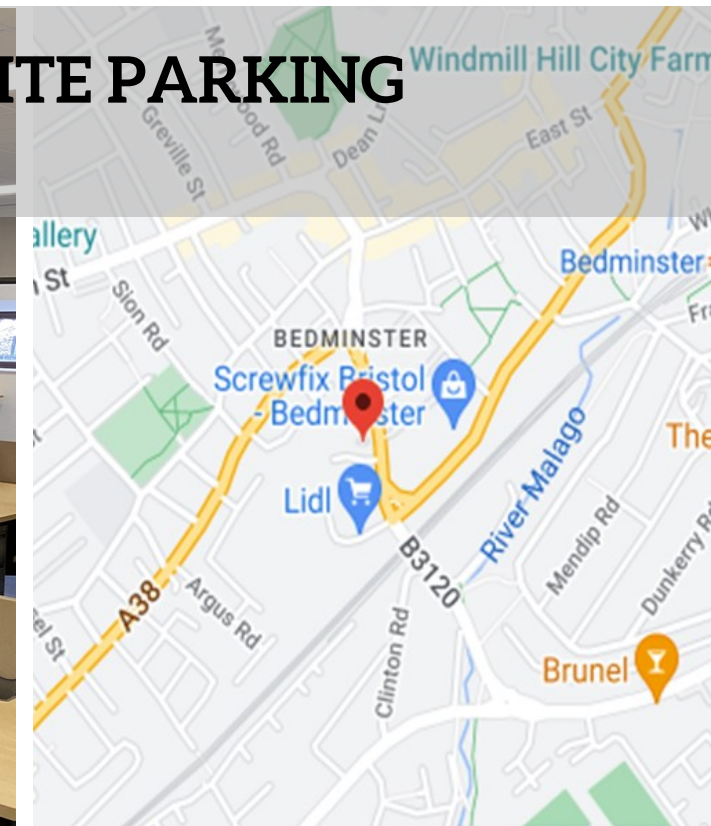


FIRST FLOOR OFFICES WITH EXCELLENT ON-SITE PARKING

Unit 2, Sheene Road, Bedminster, Bristol, BS3 4EG



- Self contained office offering predominantly open plan space of approx. 2,859 sq ft (265.6 sq m)
- Excellent on-site parking with 7 car parking spaces
- Disability access including passenger lift
- Prominent location fronting onto Sheene Road
- Economic rent—only £10 psf pax



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.

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COOK**
0117 934 9977

LOCATION

The property occupies a prominent main road location fronting onto Sheene Road in Bedminster approximately 1.5 miles from Bristol city centre. The property provides good access to the local transport network being less than 1 mile from Bristol Temple Meads Railway Station and in close proximity to the A4, which provides access to the M4 via the M32.

DESCRIPTION

The available accommodation is located at first floor level and is finished to a good standard with carpet covered flooring, suspended ceilings, LED lighting, together with fitted kitchenette, various board rooms and meeting rooms together with male and female WCs. There is also a passenger lift providing access to the first floor.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has an approximate net internal floor area of 2,859 sq ft (265.6 sq m).

CAR PARKING

The premises benefits from 7 demised car parking spaces.

TENURE

The premises is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A small service charge is also payable.

RENT

£10.00 per sq ft pax.

BUSINESS RATES

Interested parties are advised to make their own enquiries directly with the Valuation Office Agency (www.voa.gov.uk).

PLANNING

Use Class E—suitable for a wide variety of uses.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0140-0632-2219-2227-1002>,

VAT

We are advised that the property is elected for VAT and therefore VAT will be payable on all costs.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agent: -

Burston Cook

FAO: Charlie Kershaw MRICS / Vicki Grimshaw BSc

Tel: 0117 9349977

Email: charlie@burstoncook.co.uk / vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

UPDATED MARCH 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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

