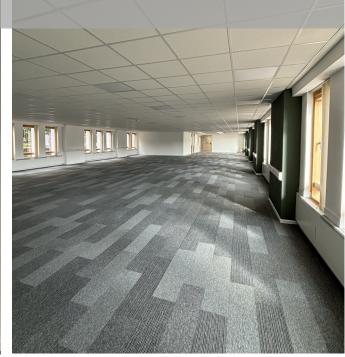
# A FANTASTIC EXAMPLE OF 1970'S BRUTALIST ARCHITECTURE





- Clear span floor plate (no columns)
- Approximately 5,621 sq ft (522 sq m)
- Up to 6 on-site car parking spaces
- Secure bike lockers and shower
- Newly refurbished entrance
- New Velfac, double glazed, opening argon filled windows





## LOCATION

The property is strategically located on Hill Street, being just 5 minutes walk to Clifton and 5 minutes walk to Bristol City Centre. Hill Street runs parallel to Park Street which is home to a wide variety of high quality restaurants, bars and retail shopping outlets, and therefore a most popular location amongst employers and employees alike. There is easy access to the motorway network via either the M32 or the M5.

## **DESCRIPTION**

The property is a superb example of modern 1970's brutalist architecture, which has been refurbished to meet modern office occupiers' needs. The suite is located on the first floor and provides a clear span, open plan office with LED lighting. The office has been redecorated and re-carpeted and the front portion of the office now includes an exposed concrete ceiling with feature lighting. In addition to this, the suite benefits from its own WCs, shower and kitchen.

## **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice, the office has a following approximate useable floor area of 5,621 sq ft (522 sq m).

## CAR PARKING & BIKE STORAGE

Up to 6 secure on site car parking spaces can be made available with the suite (in the secure car park located to the rear of the property) and secure bike lockers are also available.

## **TENURE**

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

## **RENTAL**

On application.

Car parking to be charged at an additional rate of £1,500 per space, per annum exclusive.

## **BUSINESS RATES**

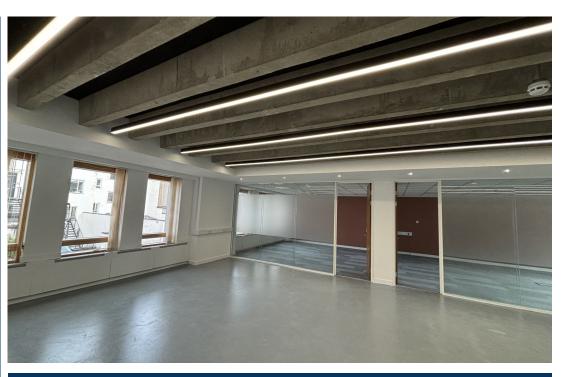
Rateable Value: £63,000 Rates Payable (202242025): £32,256

# **ENERGY PERFORMANCE CERTIFICATE**

Rating C (67).

## VAT

We understand that the building is elected for VAT and therefore VAT will be payable.



# **LEGAL COSTS**

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

#### **Burston Cook**

**FAO:** Finola Ingham FRICS

**Tel:** 0117 934 9977

**Email:** finola@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated March 2024

#### 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 should satisfy themselves as to the fitness of such items for their requirements.

