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# **OFFICE TO LET**

## **UPPER FLOORS, 71 QUEENS ROAD, CLIFTON, BRISTOL, BS8 1QP**



- **ATTRACTIVE OFFICE LOCATION IN CENTRAL CLIFTON LOCATION**
- **DUE TO BE REFURBISHED TO PROVIDE CONTEMPORARY OFFICE ACCOMMODATION**
- **SELF CONTAINED OFFICES**
- **APPROXIMATELY 1,398 SQ M (129.9 SQ M)**
- **NEW LEASE AVAILABLE**

**SUBJECT TO CONTRACT**

## LOCATION

The premises occupy a prominent position fronting onto Queens Road, which is well established location in Clifton with many local amenities including Sainsburys, Waitrose, Wagamama, Vinegar Hill, Bills and Wilko to name but a few. There is pay and display on-street parking throughout the vicinity and the West End NCP multi storey car park is within easy walking distance.

## DESCRIPTION

The offices are located on the upper floors of this attractive period building and are accessed via their own entrance, meaning that they are entirely self contained. The offices provide three floors of space and are due to be refurbished to create a contemporary working environment with new decorations, flooring and LED lighting. (Further information is available on request).

## ACCOMMODATION

|               |                   |                      |
|---------------|-------------------|----------------------|
| First Floor:  | 39.68 sq m        | ( 427 sq ft)         |
| Second Floor: | 39.26 sq m        | ( 422 sq ft)         |
| Third Floor:  | 51 sq m           | ( 549 sq ft)         |
| <b>Total:</b> | <b>129.9 sq m</b> | <b>(1,398 sq ft)</b> |

## TERMS

The premises is available to rent 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 on application.

## BUSINESS RATES

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

|                            |           |
|----------------------------|-----------|
| Rateable Value:            | £11,750   |
| Rates Payable (2020/2021): | £5,863.25 |

*From the 1<sup>st</sup> April 2017, if the property has a rateable value of less than £12,000, then the tenant could be eligible for up to 100% business rates relief and interested parties are advised to make their own enquiries direct with the Valuation Office Agency website to verify this information and to see if they would be eligible for either 100% relief, or a small business rates relief.*

## VAT

We have been advised that the building is not elected for VAT.

## EPC

Pending

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

### **Burston Cook**

FAO: Finola Ingham MRICS or Holly Boulton BSc Hons

Tel: 0117 9349977

Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk) / [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk)

## SUBJECT TO CONTRACT

**JULY 2020**  
**(Updated September 2020)**

### 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.