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TO LET / (MAY SELL)
**BUILDING 530 BRISTOL BUSINESS PARK,
COLDHARBOUR LANE, BRISTOL, BS16 1EJ**



- **SELF CONTAINED HQ OFFICE BUILDING**
- **28 ON SITE CAR PARKING SPACES (WITH ABILITY TO DOUBLE PARK)**
- **DUE TO BE REFURBISHED THROUGHOUT**
- **APPROXIMATELY 4,712 SQ FT (437.78 SQ M)**

SUBJECT TO CONTRACT

LOCATION

Bristol Business Park is now one of the major business parks in the South West with over 250,000 sq ft of accommodation occupied by companies including Babcock, Motability, Boeing, UWE, Thales and QinetiQ. The property is located just 5 miles north of Bristol city centre and just 2 miles of Junction 19 of the M4 motorway. In addition, Bristol Parkway Railway Station lies within a 10 minute drive providing a regular intercity service to London Paddington within 1hr 30 minutes.

DESCRIPTION

The office is a self contained building, providing open plan accommodation over ground and first floors and is due to be refurbished – further information available upon request.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurements Standards and we confirm the property has the following net useable area:

Ground floor	2,208 sq ft	(205.14 sq m)
First floor	2,504 sq ft	(232.64 sq m)
Total	4,712 sq ft	(437.78 sq m)

CAR PARKING

There are 28 allocated car parking spaces located at the front and rear of the building and ability to double park if necessary.

TENURE

The office is available to rent by way of a new full repairing and insuring lease for a term of year to be agreed. The tenant will also be reasonable for payment of the Estates Charge. Alternatively, the freehold of the property may also be available to purchase.

RENTAL

£18.50 per sq ft, pax.

BUSINESS RATES

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

Rateable Value:	£77,000
Rates Payable (2019 / 2020):	£38,808

ENERGY PERFORMANCE CERTIFICATE

Rating = C (66).

VAT

We understand that the building is elected for VAT.

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

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Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

DECEMBER 2019

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.