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FOR SALE

WESSEX HOUSE, 4 GREYSTOKE BUSINESS CENTRE, PORTISHEAD, BRISTOL, BS20 6PY



- **A MODERN, DETACHED OFFICE BUILDING LOCATED IN AN ESTABLISHED BUSINESS COMMUNITY**
- **UP TO 16 CAR PARKING SPACES AVAILABLE**
- **APPROXIMATELY 3,143 SQ FT (293 SQ M)**

SUBJECT TO CONTRACT

LOCATION

The office is located in Greystoke Business Park, which forms part of an established business community to the south east of the High Street in Portishead. Portishead is a coastal town on the Severn Estuary, which lies north west of Clevedon and immediately south west of Avonmouth and is approximately 11 miles distant of Bristol city centre. Junction 19 of the M5 motorway is approximately 3.2 miles away.

Portishead has undergone significant changes over the last few years to include the regeneration of the Marina and Quay and the re-opening of the rail link and upgrade between the town and Bristol city centre is going

DESCRIPTION

The property forms part of a modern development of four office blocks completed in 1992, set around a central courtyard and surrounded by natural landscaping. Wessex House comprises a two storey detached building with the ground floor providing several partitioned meeting rooms, together with a kitchenette, shower, disabled WC and WC facilities. The first floor is open plan with a server room and benefits from air conditioning and there are additional WC facilities.. There is also a useful loft area for storage.

The office is currently fitted with dark grey carpets, neutral decorations, suspended ceilings with CAT II lighting, gas central heating, air conditioning on the first floor and CAT 5E cabling.

Other occupiers on the site include the Kingsdale Group, Smurfit Cappa, Euroflow, a well established Indian restaurant and a local sports / social club.

ACCOMMODATION

In accordance with the RICS Measuring Guidelines, we understand the property has an approximate net internal floor area as follows:-

Ground Floor	1,567 sq ft	(146 sq m)
First Floor	1,576 sq ft	(147 sq m)
Total	3,143 sq ft	(292 sq m)

PLANNING

We have been advised that the current use of the property is as B1 Office use, however could suit other uses (subject to planning).

TENURE

The freehold of the property is available to purchase.

N.B: The property is currently let to Cavendish House Recruitment LTD who have a lease in place until 31st July 2021. It is the intention that the property will be sold with vacant possession and therefore the existing tenant's lease will be simultaneously surrendered upon the completion of a sale.

PRICE

Guide Price - £550,000

CAR PARKING

There are 7 car parking spaces demised to the property and these are included in the sale of the freehold.

In addition to this, there is a right to park a further 9 car parking spaces in the common car park, however we would highlight this is not a sole use and is in common with others as authorised by the managing agents of the site. We understand that the same car parking spaces have been allocated to the property for the last 18 years.

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.

ENERGY PERFORMANCE CERTIFICATE

Rating - C (69).

BUSINESS RATES

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

Rateable Value: £31,000
Rates Payable (2020 / 2021): £15,400.69

The parking is rated separately and has a rateable value of £4,600.

Interested parties are advised to check with the Valuation Office Agency to verify this information.

VAT

We understand that the building is not elected for VAT.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For viewing and further information please contact the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT - AUGUST 2020



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