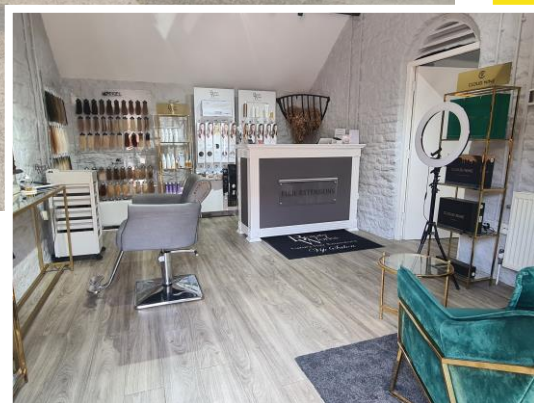




Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

OFFICE TO LET

1-2 LYONS COURT, LONG ASHTON BUSINESS PARK, YANLEY LANE, BRISTOL, BS41 9LB



- **LOCATED 5 MINUTES FROM CLIFTON AND THE CENTRE OF BRISTOL.**
- **SELF CONTAINED WITH AMPLE CAR PARKING**
- **UNIQUE OPPORTUNITY TO LEASE A CHARACTERFUL OFFICE IN A COUNTRYSIDE SETTING**
- **WOULD SUIT A VARIETY OF OCCUPIERS SUBJECT TO THE NECESSARY CONSENTS, TO INCLUDE OFFICE, MEDICAL, HEALTHCARE USE ETC**
- **APPROXIMATELY 678 SQ FT (62.9 SQ M)**

SUBJECT TO CONTRACT

LOCATION

Long Ashton Business Park is conveniently located off Yanley Lane, approximately 3 miles from Bristol and Clifton, with Junctions 19 & 20 of the M5 within 5 miles. Long Ashton offers a variety of amenities ideal for business entertaining to include, local pubs and restaurants, a David Lloyd fitness centre, and a business motel. There is a park and ride service with frequent connections to central Bristol.

DESCRIPTION

The property is located on a site steeped in History, which was previously occupied by a farm complex that was renovated in 1989 to become Long Ashton Business Park. The available property is a self-contained ground floor unit benefitting from WC and kitchenette. The office provides contemporary space with wood effect flooring, stone walls and modern lighting.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the property has an approximate net internal floor area of 678 sq ft (62.9 sq m).

CAR PARKING

There is ample on-site car parking.

TERMS

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of £18.00 per sq. ft. pax. There is also a small service charge payable – full details available upon request.

BUSINESS RATES

It is our understanding that the property has a rateable value of less than £12,000 and therefore, the tenant should be eligible for up to 100 % business rates relief – interested parties are advised to make their own enquiries directly with the Valuation Office Agency website (www.voa.gov.uk) to check to see if they are eligible for 100 % relief, or a small business rates relief

ENERGY PERFORMANCE CERTIFICATE

The current energy performance asset rating is C (68).

VAT

We understand the building is elected for VAT and therefore vat is payable on all prices.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Vicki Grimshaw or Finola Ingham FRICS

Tel: 0117 934 9977

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

SUBJECT TO CONTRACT

AUGUST 2021

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.