

CHARACTERFUL OFFICES TO LET

The Former Weighbridge Office, Coles Quarry, Dark Lane, Backwell, BS48 3JF



- A newly refurbished, office building in a village location just outside Bristol.
- Providing office suites from 476 sq ft to 3,165 sq f (294.4 sq ft).
- Excellent on site car parking provision.
- DDA access, showers and kitchen facilities, and outdoor space.
- Suitable for a range of alternative uses (STP).



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property is located in Backwell, which is approximately 8 miles southwest of Bristol city centre, and just a 10 minute drive from Bristol Airport. The office is situated on the site of the former Coles Quarry and has sensitively been refurbished to create high quality office accommodation.

DESCRIPTION

The property was once the former Weighbridge office, which served Coles Quarry weighing incoming and outgoing vehicles, and which has now undergone a full refurbishment to provide contemporary office accommodation.

The property has been refurbished in keeping with it's history in an industrialist style , and the specification includes new decorations, exposed brickwork, galvanised power sockets, DDA access to both floors, high quality kitchen with integrated facilities, WCs and showers.

Externally, there is a private car park providing parking for approximately 14 cars to the side of the property, and a small outdoor area to the rear.

ACCOMMODATION

In accordance with International Property Measurement Standards (IPMS 3), the property has an approximate useable floor area of **3,165 sq ft (294.4 sq m)**.

The individual rooms having the following net internal floor areas:-

Ground floor (right)	487 sq ft	(45.27 sq m)
Ground floor (left)	487 sq ft	(45.27 sq m)
First floor (right)	907 sq ft	(84.20 sq m)
First floor (left rear)	476 sq ft	(44.20 sq m)
First floor (left front)	678 sq ft	(62.99 sq m)
Kitchenette	130 sq ft	(12.06 sq m)

TENURE

The property is available either by way of a sale of the freehold, or a new lease for a term of years to be agreed,

RENT

£15 per sq ft per annum exclusive.

BUSINESS RATES

To be assessed.

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 contract 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.

ENERGY PERFORMANCE CERTIFICATE

Rating—C (61).

VAT

We understand the building is elected for VAT therefore, VAT will be payable on all prices.

LEGAL COSTS

Each party is to bear their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons) / Finola Ingham MRICS

Tel: 0117 934 9977

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

SUBJECT TO CONTRACT

May 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.



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