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## **TO LET**

# **FIRST FLOOR OFFICE, 29A HIGH STREET, THORNBURY, BS35 2AR**



- **FIRST FLOOR OFFICES IN A FANTASTIC POSITION ON THE HIGH STREET**
- **APPROX. 2,143 SQ FT (199.09 SQ M)**
- **AFFORDABLE RENT – ONLY £11.00 PER SQ FT PAX**
- **LIGHT AND AIRY OFFICE ACCOMMODATION WITH PARTITIONED MEETING ROOMS**

SUBJECT TO CONTRACT

## LOCATION

The office is located to the front of The St Mary Centre on Thornbury High Street which is a popular and thriving shopping centre situated in the heart of the historic market town of Thornbury, in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol. Occupiers trading within the shopping centre include Aldi, WH Smith, Holland & Barrett and a number of successful local trading businesses. There are also public car parks nearby.

## DESCRIPTION

The available space is located on the first floor and provides open plan office accommodation with several partitioned meeting rooms. The suite is light and airy with carpet flooring, neutral decorations, and ceiling mounted lighting throughout. There is a separate kitchen facility and break out area, as well as male and female W.C. facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), the office has the following approximate useable floor area: -

First Floor                      2,143 sq ft              (199.09 sq m)

## TERMS

The office is available to rent by way of new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed at a quoting rent of **£11.00** per sq ft pax.

A service charge will also be payable – further details available on request.

## USE

We understand the property benefits from “Class E” use and could suit a variety of occupiers.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the office has the following designation: -

### First Floor

Rateable Value:                      £17,750

Rates Payable (2020/2021):              £8,857.25

## ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

## VAT

We have been advised that the building is elected for VAT therefore VAT will be payable on all prices.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Holly Boulton

Tel: 0117 934 9977

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

**SUBJECT TO CONTRACT**

**March 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.