



# NEW UNITS TO LET

**UNITS 5-7 ST LUKE'S HOUSE, EMERSON WAY,  
EMERSONS GREEN, BRISTOL, BS16 7AR**

**VARIOUS SIZES AVAILABLE**

- **New Leases Available in newly converted units**
- **Ground Floor Sales Approx: 37 Sq M (400 Sq Ft) - 201 Sq M (2,159 Sq Ft)**
- **A1/A2 Planning**

## LOCATION

Emersons Green is a popular residential suburb of Bristol located approximately 9 miles north east of the city centre.

The property is situated on the ground floor of St Luke's House, fronting Emersons Way in the commercial centre that serves the local community. Nearby occupiers include Costa Coffee, Halifax and Sainsbury's.

## CONTACT

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## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

## DESCRIPTION

A retail planning consent has been granted to refurbish the remainder of the ground floor on this site to create 3 (potentially 4) new retail units. Units will be available from late 2019.

## ACCOMMODATION

Units will be provided to a shell specification with capped off services. Consideration will be given to accommodate different size requirements by amalgamating or splitting space as required.

UNIT	SIZE	RENT
5	91 Sq m (975 Sq ft)	£22,000 pax
6	83 Sq m (888 Sq ft)	£20,000 pax
7	201 Sq m (2,159 Sq ft)	£37,000 pax

A smaller unit of 37 sqm (400 sq Ft), can potentially be created from Unit 7. Further details on request.

NB: These areas have not been measured by ourselves and have been provided by a third party.

## LEASES

New effectively full repairing and insuring leases will be available for terms to be agreed incorporating 5 yearly upward only rent reviews.

## SERVICE CHARGE

A service charge will be levied for the maintenance and upkeep of the roof and structure as well as the car parking area. The service charge is approximately £1.30 per sq ft.

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

To be reassessed.

## PLANNING

It is understood that the premises benefit from an A2 (Financial and Professional Services) planning consent although can also be used for A1 (Retail).

A5 (Hot Food Takeaway) will not be considered.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

To be Provided.

## VIEWINGS

Strictly via sole letting agents:

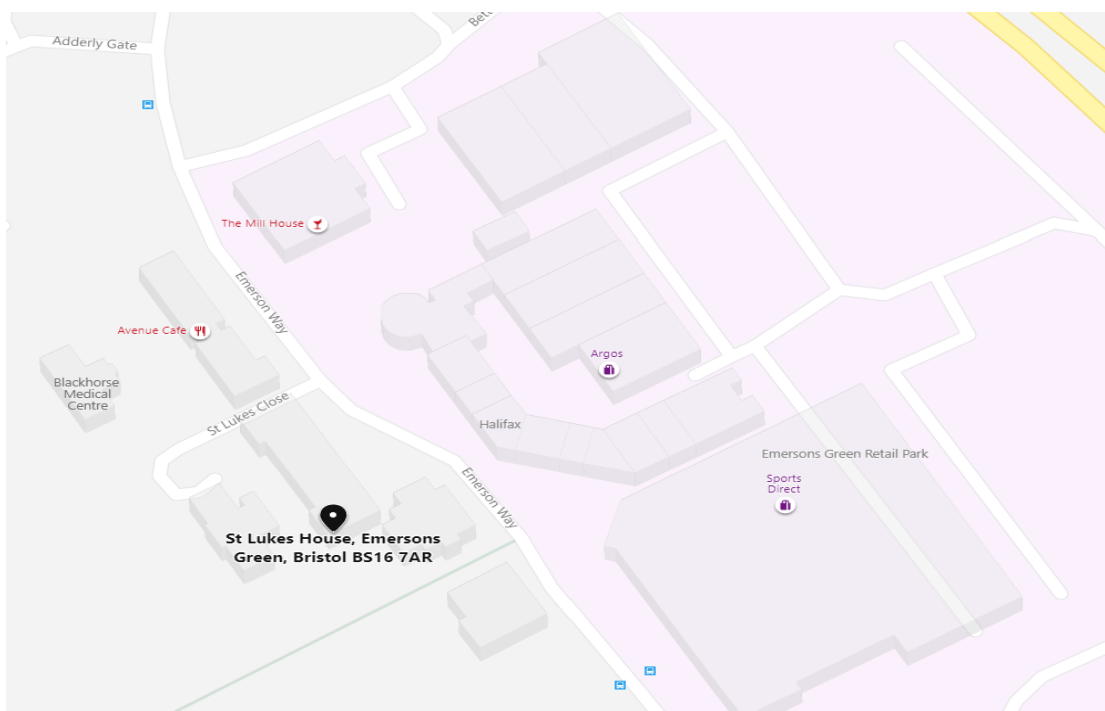
Steve Cullis: [steve.cullis@carterjonas.co.uk](mailto:steve.cullis@carterjonas.co.uk) or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)

at this office.

For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT**

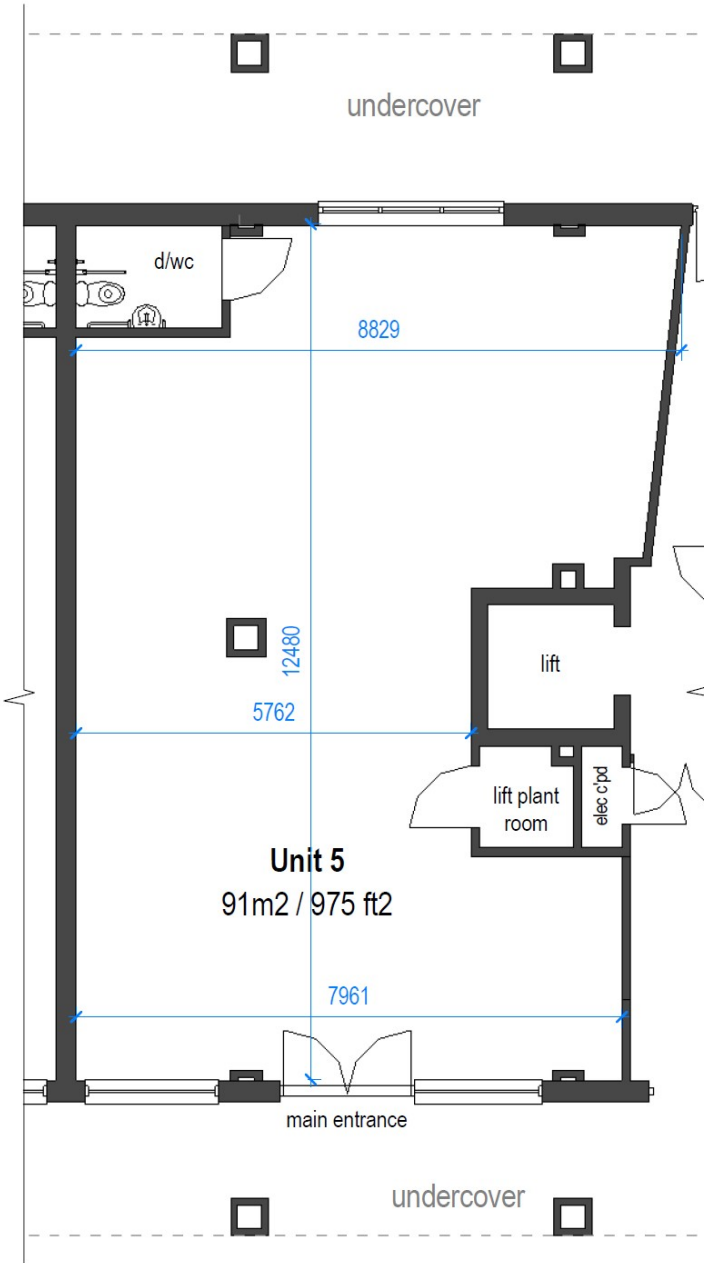
**JULY 2019**

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PLAN NOT TO SCALE



**Unit 5 - Floor Plan**

1 : 100

Please note dimensions provided are approximate

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

date	rev	name	chk	note



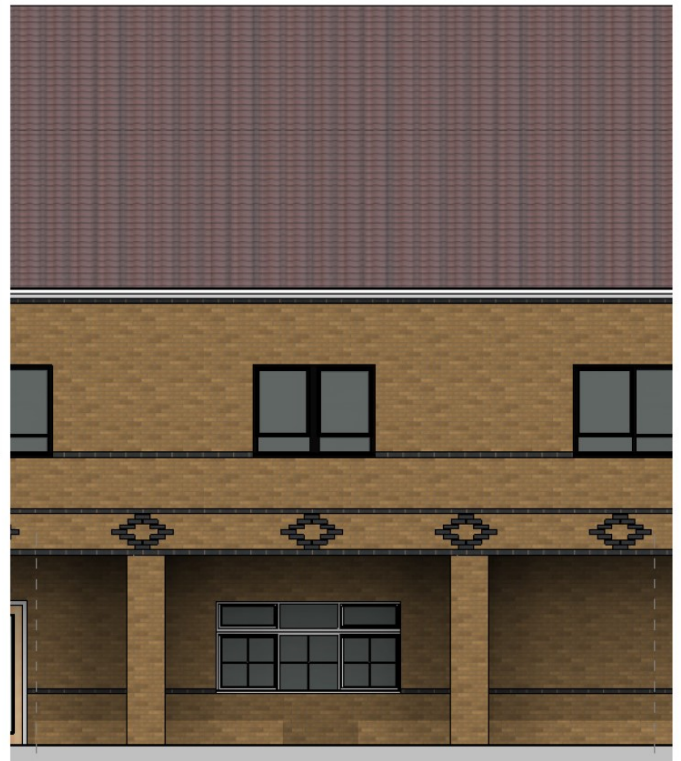
**Flower and Hayes Developments**

Old Mills House, Old Mills, Paulton, Bristol BS39 7SU  
 T 01761 416054 F 01761 411838 www.flowerandhayes.co.uk



**Unit 5 - Front Elevation**

1 : 100



**Unit 5 - Rear Elevation**

1 : 100

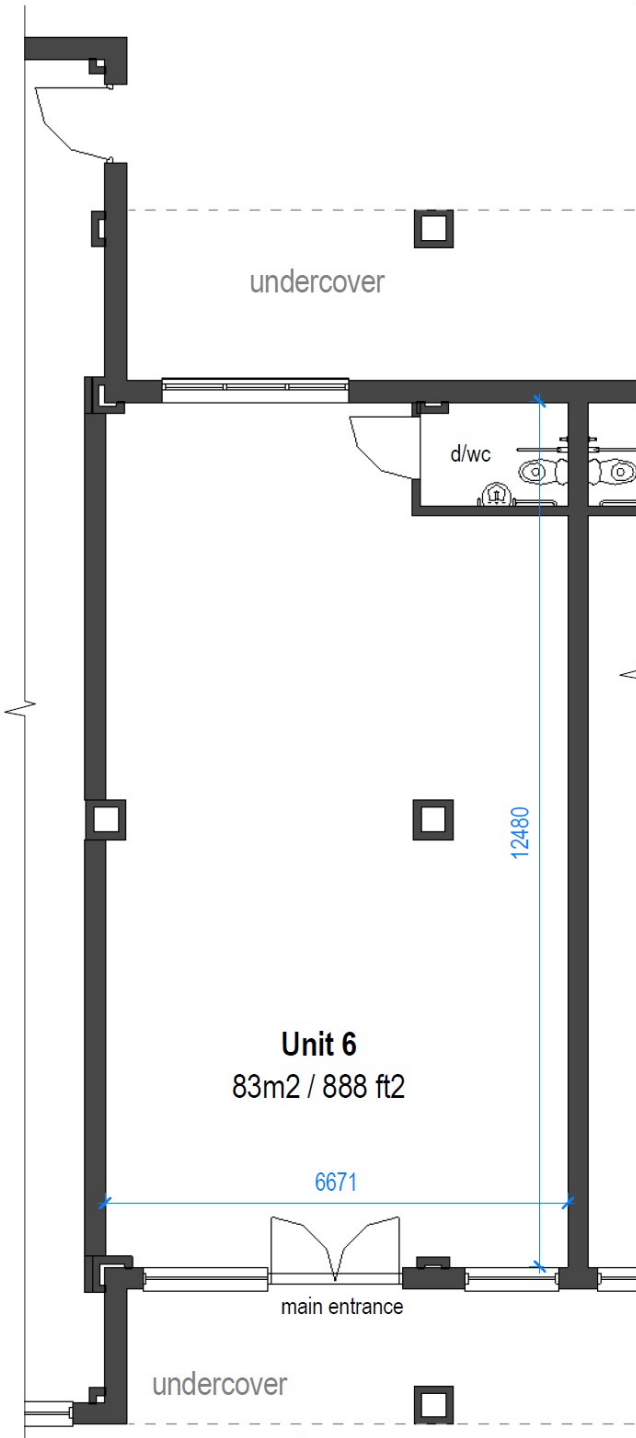
A4 Original Sheet Size

PROJECT  
 Conversion of Ground Floor Office into 4no. units  
 St Luke's House, Emerson Way, Emersons Green

DRAWING TITLE  
 Unit 5 (A1/B1 Use) - Floor Plan & Elevations

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV.
	06/2019	GH	-	235 M_05	

PLAN NOT TO SCALE



**Unit 6 - Floor Plan**

1 : 100

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date	rev	name	chk	note
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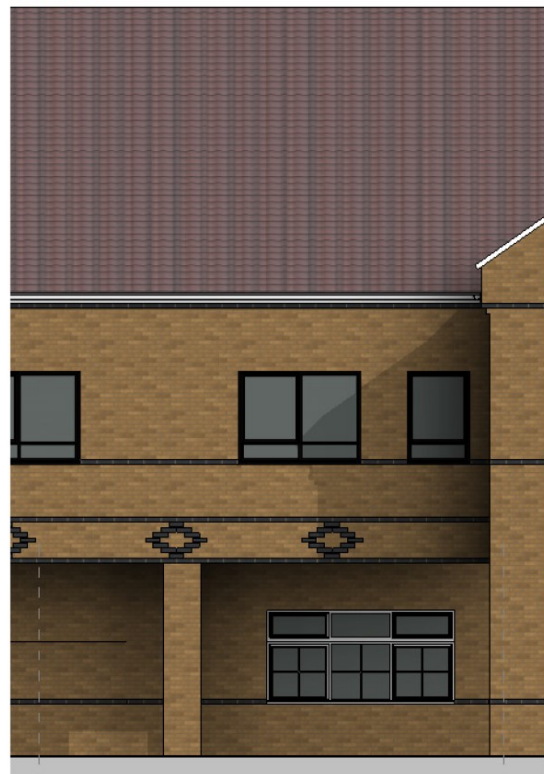
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**Unit 6 - Front Elevation**

1 : 100



**Unit 6 - Rear Elevation**

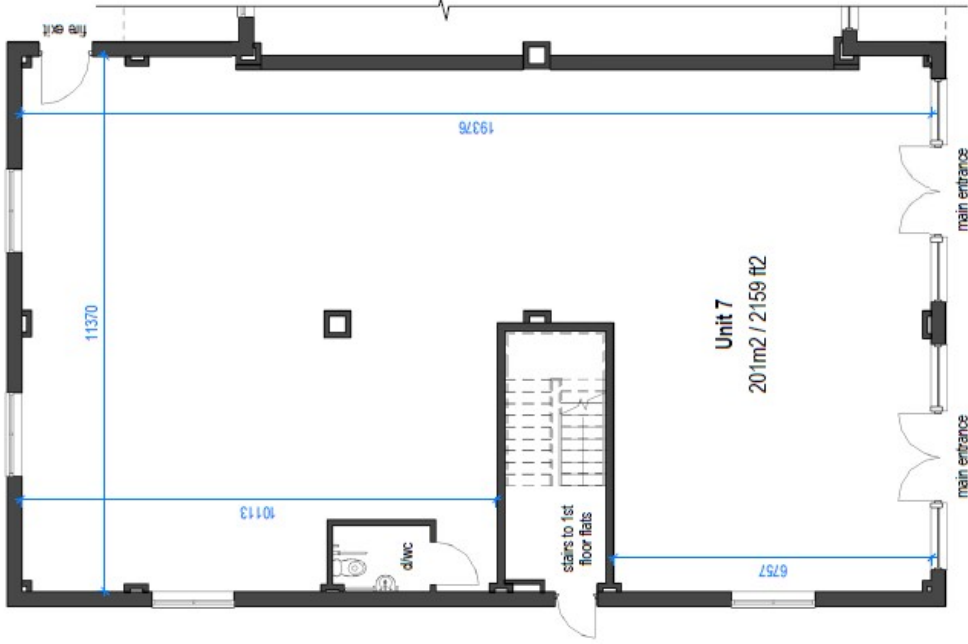
A4 Original Sheet Size 1 : 100

PROJECT  
Conversion of Ground Floor Office into 4no. units  
St Luke's House, Emerson Way, Emersons Green

DRAWING TITLE  
Unit 6 (A1/B1 Use) - Floor Plan & Elevations

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV.
	06/2019	GH	RBT	235 M_06	

**PLAN NOT TO SCALE**



**Unit 7 - Floor Plan**

1 : 100

Please note dimensions provided are approximate



Responsibility is not accepted for errors made by others in reliance on this or any other information should be taken from figured dimensions only.

**A3** Original Sheet  
Size

 **Flower and Hayes Developments**  
Old Mills House, Old Mills, Paulston, Epsom, Surrey, Surrey, Surrey, Surrey  
T 01761 416654 F 01761 411838 www.flowerandhayes.co.uk

**PROJECT**  
Conversion of Ground Floor Office into 3 no. units  
St Luke's House, Emerson Way, Emersons Green

**DRAWING TITLE**  
Unit 7 (A1/B1 Use) - Floor Plan & Elevations

**SCALE** 1 : 100  
**DATE** 06/2019  
**DRAWN** GH  
**CHK** RBT  
**DRAWING NUMBER** 235  
**REV** M\_07

0mm	50mm	100mm	200mm	500mm	1000mm

rev	name	chk	note