

TO LET

Unit 3 Avon Trading Estate, Albert Road, Bristol

Hartnell
TaylorCook



Contact

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Location - BS2 0XA

The Property is located in the well-established industrial area of St Philips, approximately 1.5 miles to the south east of Bristol City Centre. The estate fronts the busy Albert Road, giving access to the A4 Bath Road approximately 0.5 miles to the south east.

Description

The property comprises a semi-detached warehouse unit constructed on a steel portal frame with a metal decked roof incorporating single skin roof lights. Internally, the unit benefits from three phase power, strip lighting, WC facilities and ground and first floor office space.

The offices have electric heating, strip lighting and carpet tiles but are due to be refurbished.

Vehicular access is via a roller shutter loading door to the front elevation and externally there is a shared yard offering parking for approximately 6 vehicles.

Accommodation

Warehouse	572.07 sq m	6,158 sq ft
Ground floor office	72.78 sq m	783 sq ft
First floor office	72.78 sq m	783 sq ft
Total	717.63 sq m	7,724 sq ft

Tenure

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£57,930 per annum, exclusive of rates, VAT, insurance and service charge.

Rates

Rateable Value	£29,000
UBR	48.00p
Rates Payable	£13,920

Please verify the actual rates payable with the Local Authority

Planning

This property is suitable for B8 storage and distribution and B1(c) light industrial use as defined in the Town and Country Planning (Use Classes) Order 1987, subject to obtaining the necessary planning consent.

Legal Costs

Each party is to bear their own legal costs incurred on this transaction.

Viewing

For further information or to arrange a viewing, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234

htc.uk.com

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**Hartnell
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Energy Performance Certificate
Non-Domestic Building

HM Government

Unit 3 Avon Trading Estate
20a, Albert Road
St. Phillips
BRISTOL
BS2 0XA

Certificate Reference Number:
9647-3009-0684-0890-1695

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

110 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	712
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	117.01
Primary energy use (kWh/m ² per year):	674.88

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

75 If typical of the existing stock



SUBJECT TO CONTRACT
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