

TO LET

25 Southfield Road Trading Estate, Nailsea

Hartnell
TaylorCook

Contact

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Location - BS48 1JJ

Southfield Road Trading Estate lies approximately half a mile north of the town centre and 4 miles east of junction 20 of the M5 motorway via the B3130 Clevedon Road. The centre of Bristol is approximately 8 miles to the east of Nailsea via the A370 and B3130 roads.

Description

The property comprises an end of terrace industrial/warehouse unit of brick and profiled cladding elevations beneath an insulated, pitched roof incorporating double skin roof lights. Internally the unit comprises fully fitted ground and first floor offices with carpet tile flooring, low glare fluorescent strip lighting, mineral fibre ceiling tiles and comfort cooling. There is a kitchen to the front along with a small amount of storage space, previously racked. The Landlord is flexible and is happy for the office space to be removed and to reinstate the warehouse if required subject to tenant requirements and lease agreement.

Externally, there is a shared yard with approximately 4 parking spaces.

Accommodation

GF Office	158.84 sq m	1,790 sq ft
FF Office	25.12 sq m	270 sq ft
Storage	56.76 sq m	611 sq ft
Kitchen	16.93 sq m	182 sq ft
NIA TOTAL	257.65 sq m	2,773 sq ft
GIA TOTAL	264.50 sq m	2,847 sq ft

Tenure

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

Rent

£22,000 per annum.

Rates

Rateable Value: £14,750pa

UBR: 49.1p

Rates Payable: ££7,242.25pa

Planning

The building is suitable for B1(a) office, B1(c) light industrial and B8 storage and distribution uses. Interested parties are advised to make their own enquiries with Nailsea Town Council Planning Department.

Legal Costs

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

VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office
Somerset House
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htc.uk.com

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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

SUBJECT TO CONTRACT

Date of Production: 04-Feb-2020

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