

TO LET

23 Avon Valley Business Park, St Annes Road, Bristol

Hartnell
TaylorCook



Contact

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LOCATION - BS4 4EE

The unit fronts the busy St Annes Road which leads on to Feeder Road, giving access to St Philips and Bristol City Centre. The national motorway network is accessed via junction 3 of the M32, approximately 2.5 miles to the North West.

DESCRIPTION

The property comprises an end of terrace industrial unit constructed on a steel portal frame under a pitched metal sheet roof incorporating double skin roof lights. The warehouse has a concrete floor, strip lighting, 7m eaves and a metal sectional up and over loading door to the rear elevation.

There is ground and first floor office to the front of the unit benefitting from carpet tile flooring, flat panel LED lighting, air conditioning, kitchenette and WC facilities. There is potential to extend the office space by installing a mezzanine to the warehouse.

The estate has monitored CCTV and parking to the rear.

ACCOMMODATION

Office	692 sq ft	64.31 sq m
Warehouse	1,369 sq ft	127.18 sq m
Total	2,061 sq ft	191.49 sq m

TERMS

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

RENT

18,500pa exclusive of rates, VAT, service charge and insurance.

RATES

Rateable Value: £14,250.00

UBR: 48.00p

Rates Payable: £6,840.00

Please verify the actual rates payable with the local authority

PLANNING

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

LEGAL COSTS

Each party is to bear their own legal costs incurred in 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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SUBJECT TO CONTRACT

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