

FOR SALE

INDUSTRIAL/WAREHOUSE UNIT



UNITS 19 - 20 BONVILLE BUSINESS CENTRE, BRISLINGTON, BS4 5QR

- LOCATED WITHIN 5 MILES OF BRISTOL CITY CENTRE
- 7.6 METRE EAVES HEIGHT
- ESTABLISHED COMMERCIAL LOCATION

6,277 SQ FT (583.1 SQ M)

CONTACT US

Strictly by prior appointment with
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Subject to contract January 2019

Ground Floor, Templeback
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UNITS 19 - 20 BONVILLE BUSINESS CENTRE, BS4 5QR

LOCATION

- Bonville Business Centre is situated next to Bonville Road Trading Estate forming part of the wider and well established Brislington Trading Estate.
- Bonville Road is accessed directly off the A4 Bath Road or via Emery Road and provides immediate access to the A4320 St Philips Causeway, which in turn provides access to Junction 3 of the M32.

DESCRIPTION

- Internally the property benefits from a trade counter entrance, ancillary office accommodation with kitchen and WC facilities.
- The warehouse has been fitted with a mezzanine floor which provides ancillary storage.
- Loading access is provided via a manually operated roller shutter door.
- Separate pedestrian access is provided to the front elevation.
- Internal eaves height of approximately 7.6m (24ft 9").

TENURE

The property is held as a Long Leasehold interest on a 250-year lease from 19/05/1987.

PRICE

On application.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Description	Sq ft	Sq m
Warehouse	1,997	185.53
Mezzanine	2,814	261.42
Trade counter	1,140	105.94
Ground Floor Office	326	30.36
Total	6,277	583.1

BUSINESS RATES

We advise that interested parties make their own enquires into business rates.

VAT

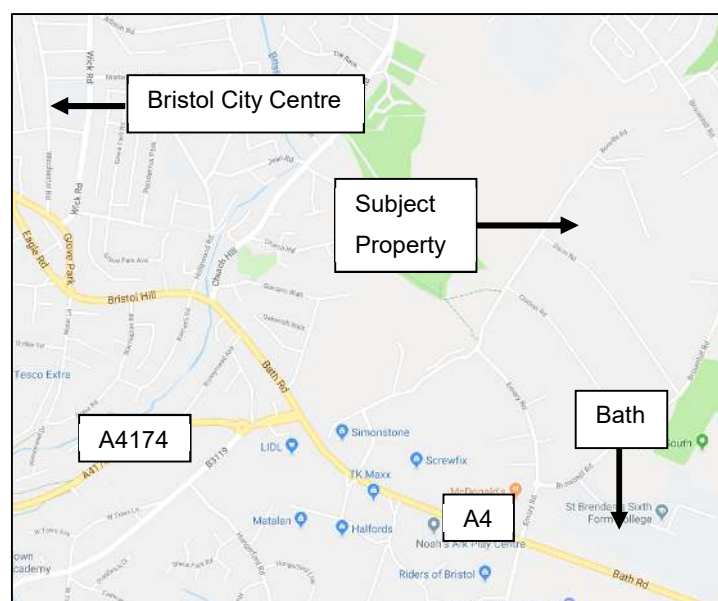
All figures quoted are exclusive of VAT if applicable.

EPC

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LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with any transaction.



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