

THORNBURY

INDUSTRIAL ESTATE

Walker Way, Thornbury BS35 3US

TWO, RECENTLY REFURBISHED
INDUSTRIAL / WAREHOUSE UNITS

UNITS 12 & 13

6,855 – 13,710 sq.ft (637 – 1,274 sq.m)

**AVAILABLE
TO LET**

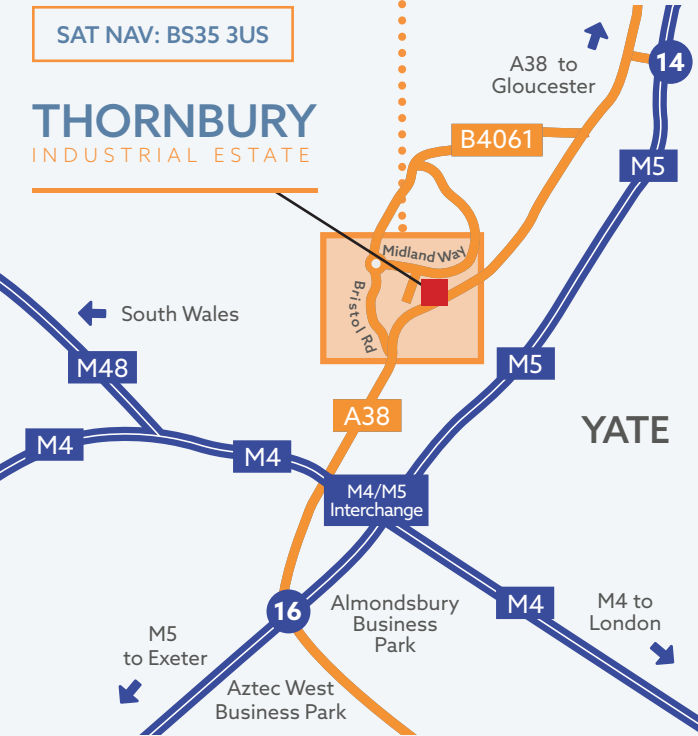
- ④ Established North Bristol light industrial / distribution location
- ④ Competitive location compared to Yate, Aztec West & Almondsbury
- ④ Units are available individually or combined





SAT NAV: BS35 3US

THORNBURY
INDUSTRIAL ESTATE



LOCATION

Located on the established Thornbury Industrial estate.

Thornbury town centre	0.5 miles
A38	1.2 miles
Junction 14 of the M5	5 miles
Junction 16 of the M5	5 miles
M4 / M5 Interchange	6 miles
North of Bristol city centre	15 miles

DESCRIPTION

- Ⓞ Fully refurbished mid-terrace single storey light industrial / warehouse units.
- Ⓞ Constructed around a concrete portal frame with a mixture of block work and profile steel clad elevations.
- Ⓞ Both properties comprise a warehouse, office accommodation, kitchenette and WC facilities.
- Ⓞ Access is provided via two surface level roller shutter doors, with separate pedestrian access to the front elevation.
- Ⓞ Minimum eaves height of approx. 5.0m (16 ft).
- Ⓞ Car parking to the front elevation.
- Ⓞ The units are available individually or combined.

ACCOMMODATION

UNIT 12		
Warehouse	6,132 sq.ft	570 sq.m
Offices	723 sq.ft	67 sq.m
Total	6,855 sq.ft	637 sq.m
UNIT 13		
Warehouse	6,132 sq.ft	570 sq.m
Offices	723 sq.ft	67 sq.m
Total	6,855 sq.ft	637 sq.m
COMBINED TOTAL	13,710 sq ft	(1,274 sq m)

Measured on a GIA basis



Interior shows Unit 13

TENURE

Available by way of a new full repairing and insuring lease, for a term to be agreed.

VAT

All figures quoted are exclusive of VAT if applicable.

RENT

Upon application.

BUSINESS RATES

Rateable Value: £59,000 (April 2019). But we advise you make your own enquiries with the local authority.

EPC

Unit 12 EPC Rating – D-79
Unit 13 EPC Rating – C-62

LEGAL FEES

Each party is to be responsible for their own legal costs.

SERVICE CHARGE

There is a Service Charge in place for the maintenance of the common areas. Further information is available upon request.

VIEWING

Strictly by prior arrangement with the agents, please contact:



0117 917 2000
www.colliers.com/uk

Tom Watkins

Tom.Watkins@colliers.com



0117 984 8400
realestate.bnpparibas.co.uk

Josh Gunn

Josh.Gunn@realestate.bnpparibas

Rupert Elphick

Rupert.Elphick@realestate.bnpparibas

Colliers International give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. (November 2016) Colliers International is the licensed trading name of Colliers International is the licensed trading name of Colliers International Business Space UK LLP which is a limited liability partnership registered in England and Wales with registered number OC391631. Our registered office is at 50 George Street, London W1U 7GA.