

TO LET

22 Southfield Road Trading Estate, Nailsea

Hartnell
TaylorCook



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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 a mid terraced industrial warehouse unit of brick and profiled cladding elevations beneath an insulated pitched roof incorporating double skin roof lights. Internally the unit comprises a warehouse with ground floor office, reception area, WC and kitchenette with first floor offices located at both the front and rear of the property.

The warehouse space benefits from 3 phase power, concrete floor and sodium and strip lighting. The office incorporates carpet tiled flooring, heating and recessed fluorescent strip lighting.

Vehicular access is via a full height roller shutter loading door (potential height restrictions) to the front elevation. Externally there is a shared forecourt area with approximately 4 parking spaces allocated to the unit.

ACCOMMODATION

Warehouse	177.54 sq m	1,911 sq ft
Ground floor office	72.22 sq m	777 sq ft
First floor office	177.54 sq m	1,911 sq ft
TOTAL	427.26 sq m	4,599 sq ft

TENURE

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

RENT

£34,500 per annum.

RATES

Rateable Value: £24,500.00

UBR: 48.00p

Rates Payable: £11,760.00

PLANNING

The building is suitable for B1 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 to be responsible for their own legal costs.

VIEWING

For further information or to arrange an inspection, 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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