



**Unit D3 Ashville Park  
Short Way  
Thornbury  
Bristol  
BS35 3UU**

### **Warehouse and Premises:**

**2,805 Sq Ft (260.55 Sq M) GIA**

- **Rare freehold opportunity.**
- **4 Parking Spaces.**
- **Located within the Ashville Park development on Thornbury Industrial Estate.**

## LOCATION

Unit D3 is located within the Ashville Park development on Thornbury Industrial Estate, which lies immediately south of Thornbury town centre.

There is easy access to the M4/M5 Motorway interchange, north of Bristol and lying 5 miles south of the property.

## DESCRIPTION

The property comprises a mid terrace warehouse building incorporating steel metal profile cladding walls supporting a pitched roof and including double-glazed pvc coated aluminium framed glazing units. There is a motorised roller shutter door, concrete apron, and car parking for four cars.

The property has been used as a workshop and sales area for plant and machinery and consists of:

- Ground floor showroom and workshop area.
- Ground floor WC
- Kitchenette
- First floor showroom and office area.
- 3 phase power

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)  
St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

## ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	138.29	1,489
First Floor	122.26	1,316
Total	260.55	2,805

## BUSINESS RATES

Rateable Value £21,750

Description "warehouse and premises"

Perspective purchasers should satisfy themselves with regard to rates payable.

## TERMS

The property is offered for sale freehold.

## Quoting Price

£360,000 exclusive

## PLANNING

The property has an original consent for B1, B2 and B8 uses dating from March 2005.

Perspective purchasers should satisfy themselves with regard to planning consents.

## EPC

Has been commissioned.

## VAT

All terms quoted are exclusive of VAT as applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

To be arranged with the agents.

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**SUBJECT TO CONTRACT**



### IMPORTANT INFORMATION

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Carter Jonas