



Unit 5, Windmill Business Park Windmill Road, Clevedon, BS21 6SR

TO LET

Area: 2,135.00 sq ft (198.35 sq m) | Rent PA: £14,000.00

LOCATION

The property is located on Windmill Road, just off Kenn Road in Clevedon. The M5 is accessed via Junction 20, approx. 1.5 miles to the north and Bristol is approx. 12 miles to the north east.

KEY FEATURES

- Hybrid office/warehouse building
- Good access to M5 at J20
- Immediately available
- Economical rent
- Modern facility
- 3 car parking spaces
- Alarmed/CCTV
- Air conditioned offices

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DESCRIPTION

The business unit is mid-terraced, constructed around a steel portal frame with brick/block work cavity walls beneath a pitched internally lined insulated roof, incorporating translucent roof lights.

Internally, there is storage/workshop on the ground floor together with a reception area, male/female wc's and a small kitchenette. The first floor comprises open plan air conditioned offices throughout.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
GF Reception/Storage	1,057.00	98.20
FF Office	1,078.00	100.15
TOTAL	2,135.00 SQ FT	198.35 SQ M

TENURE:

The property is available on either an assignment or sublease to expire 20/1/23.

PLANNING:

The property is suitable for B1 (Offices/Light Industrial), B2 (General Industrial) or B8 (Storage / Distribution)

RENT PA: £14,000.00

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The current Rateable Value is £15,250. Contact the agents for the rates payable.

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT