



14-16 Dixon Road Brislington Trading Estate, Bristol, BS4 5QW

FOR SALE

Area: 22,663 sq ft (2,105 sq m) | **Price:** £1,600,000

LOCATION

Brislington is situated approximately 3.5 miles to the south east of Bristol's city centre and 10 miles north west of Bath. The subject property fronts onto Dixon road, which is close to the A4, a main arterial route into Bristol that connects directly with the A4174 Avon Ring Road, linking the A4 Bath Road with the M32 and M4/M5 national motorway network.

KEY FEATURES

- Rare Freehold opportunity
- Detached warehouse with secure yard
- 2 storey offices to front elevation
- Close proximity to A4 Bath Road
- Current Tenant (£90,000pa) vacates Dec 23
- 2 level loading doors
- Eaves height 4.5m (Clear height 7.2m)
- 3.5 miles from Bristol City Centre

14-16 Dixon Road Brislington Trading Estate, Bristol, BS4 5QW

DESCRIPTION

The subject property fronts onto Dixon Road and is a 2-bay detached warehouse, with asbestos roof and a secure yard to the side elevation, with access via 2 level access doors. The warehouse has an eaves height of 4.5m and a clear height of 7.2m. To the front elevation are 2-storey offices with all mains services connected and 4 car parking spaces, however, there is free car parking on surrounding roads and additional spaces in the yard.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	16,718	1,553
GF Office	2,460	229
FF Office	2,332	217
Mezzanine	1,153	107
TOTAL	22,663 SQ FT	2,105 SQ M

TENURE:

The property is currently let to File Centre at £90,000pa but they will be vacating in December 2023. The property can be sold now with benefit of this income or we can agree a delayed completion with vacant possession.

PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

PRICE: £1,600,000

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: Not applicable

RATEABLE VALUE:

The Rateable Value from 1 April 2023 will be £68,500pa. Please contact agents for rates payable.

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

EPC:

Available upon request.

VIEWING:

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

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

SUBJECT TO CONTRACT