



Unit 10, 306 Estate Broomhill Road, Brislington, Bristol, BS4 5RG

TO LET

Area: 1,014.00 sq ft (94.20 sq m) | Rent PA: £12,000.00

LOCATION

The premises are located on the established Brislington Trading Estate, in close proximity to the Avon Ring Road and 5 miles South East of the City Centre. The premises are easily accessible via the A4 and therefore well suited to serving South and East Bristol together with Bath.

KEY FEATURES

- Mid-terraced unit
- 2 car parking spaces
- Warehouse with office
- Secure unit
- Close to the A4 & Ring Road
- Immediately available
- Flexible lease terms
- Single roller shutter door

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DESCRIPTION

Internally the premises offer an open plan warehouse space with a separate office and welfare facilities. Access to the warehouse is via an up and over loading door, additional access is provided through a pedestrian door in the front elevation.

Externally there are two car parking spaces immediately outside the Unit with the potential for additional parking in front of the loading door.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	627.00	58.25
Office	387.00	35.95
TOTAL	1,014.00 SQ FT	94.20 SQ M

TENURE:

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

PLANNING:

We understand the premises have planning consent for B1 (light industrial) & B8 (warehousing) uses. However, we suggest parties make their own enquires with the Local Planning Authority.

RENT PA: £12,000.00

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The Rateable Value is £6,900. Should you qualify from "Small Business Rates Relief" then no rates are 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