



## 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
<b>TOTAL</b>	<b>1,014.00 SQ FT</b>	<b>94.20 SQ M</b>

### 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:

**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