



Unit 3, Great Leaze Farm Oldbury Lane, Thornbury, Bristol, BS35 1RF

TO LET

Area: 3,715.00 sq ft (345.13 sq m) | Rent PA: £18,575.00

LOCATION

The premises are located off Oldbury Lane approximately 1¼ miles to the north-west of Thornbury. Motorway link is via junction 14 of the M5 which provides good access to the property.

KEY FEATURES

- Flexible Leases available
- 3 phase electricity
- 8 car parking spaces
- CCTV
- Secure site
- Well managed estate
- Electric roller shutter door
- Close to Thornbury



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DESCRIPTION

The unit is located in a rural location and is clear span with wooden roof trusses and a concrete floor. The warehouse has an eaves height of 4.3m and a clear height of 5.4m and access if via a single electric roller shutter door (4.3m x 5.8m).

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,715.00	345.13
TOTAL	3,715.00 SQ FT	345.13 SQ M

TENURE:

A new FRI Lease is available on flexible terms

PLANNING:

Planning consent exists for Class B1 (Light Industrial), Class B2 (General Industrial) and Class B8 (Storage and Distribution)

RENT PA:	£18,575.00	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Please contact the agents for 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