



Unit 1, 19 Clevedon Road, Nailsea, North Somerset, BS48 1EH

TO LET

Area: 2,572 sq ft (239 sq m) | Rent PA: £24,000

LOCATION

The subject property is located on Clevedon Rd, which is the main arterial route into Nailsea. The property is within easy walking distance of the town centre and all amenities and is 4 miles east of junction 20 of the M5 motorway.

KEY FEATURES

- Located close to Nailsea Town Centre
- Good quality office accommodation
- Warehouse height from 2.67m - 5.30m
- 4-6 car spaces
- 2 electric roller shutter doors
- 4 miles from M5 Motorway
- Estate fronting Clevedon Road
- All mains services connected

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DESCRIPTION

End terraced industrial warehouse/storage unit with access via 2 electrically operated level loading doors. All mains services connected including 3 phase power. There is centrally heated office accommodation with kitchenette at first floor level with access via a reception area at ground level. Externally there is parking to the front and an additional 4 spaces on site.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	1,799	167
GF Reception	240	22
FF Office	533	50
TOTAL	2,572 SQ FT	239 SQ M

TENURE:

A new FRI Lease is available direct from landlord.

PLANNING:

All enquires should be made to the Local Planning Authority but should be suitable for Class E or Class B8.

RENT PA: £24,000

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The Rateable Value is £10,750. Please contact agents for rates payable and if qualify for Small Business Rates relief your rates will be nil.

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