



Unit 5, Nibley Business Park Nibley Lane, Yate, Bristol, BS37 5HL

TO LET

Area: 745.00 sq ft (69.21 sq m) | Rent PA: £8,000.00

LOCATION

The property is located on Nibley Lane just south of the established Badminton Trading Estate, situated just off the A432.

Nibley is located approximately six miles from Junction 19 of the M4 and approximately eleven miles from Bristol city centre.

KEY FEATURES

- Outskirts of Yate
- 2 marked car spaces
- Single roller shutter door
- Detached unit
- The external areas are to be upgraded
- Small nursery unit
- Would suit variety of uses
- Rural location

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DESCRIPTION

This is a detached unit adjacent to the main facility which is open plan with 3m eaves and access is provided via a single roller shutter door. There is a small kitchenette and wc to the front of the unit and a mezzanine office in the eaves. Externally there are 2 marked car parking spaces

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	665.00	61.78
FF Office	80.00	7.43
TOTAL	745.00 SQ FT	69.21 SQ M

TENURE:

New FRI Lease is available for a term of years to be agreed

PLANNING:

We understand the unit has consent for Class B1 (Light Industrial) and Class B8 (Storage & Distribution) but perspective parties should make their own enquiries with the Local Planning Authority.

RENT PA:	£8,000.00	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	A service charge is applicable.	RATEABLE VALUE:	The Rateable Value is £3,600. 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