



Units 1-3 Yelverton Road, Brislington, BS4 5HP

TO LET

Area: 14,669 sq ft (1,363 sq m) | **Rent PA:** £91,681

LOCATION

Brislington in an established industrial location approx. 2 miles south east of city centre. Situated on Yelverton Road in close proximity to the A4 Bath Road connecting to the Avon Ring Road A4174.

KEY FEATURES

- Large yard area
- Detached
- Established location
- A4 Bath Road & Avon Ring Road
- Single storey offices
- New lease from Landlord
- Flexible term
- Available from June 2023



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DESCRIPTION

The detached property has single storey offices and a workshop / warehouse provide 3.90m to the underside of steel work. The roof provides north lit roof lights. There is a single dock loading door. Externally there is a large yard area.

FLOOR AREA:

| FLOOR | AREA SQ FT | AREA SQ M |
|--------------------|---------------------|-------------------|
| Office & Warehouse | 14,669 | 1,363 |
| TOTAL | 14,669 SQ FT | 1,363 SQ M |

TENURE:

A new FRI lease for a term of years to be agreed.

PLANNING:

Interested parties to make their own enquiries with the LPA

| | | | |
|------------------------|---|------------------------|--|
| RENT PA: | £91,681 | VAT: | All figures are exclusive of VAT if applicable. |
| SERVICE CHARGE: | A service charge is applicable | RATEABLE VALUE: | The property's RV is "Showroom and Premises" £36,500 |
| 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