



## Unit 11, Cattlemarket Business Park Chew Road, Winford, BS40 8HB

### TO LET

Area: 1,763 sq ft (164 sq m) | Rent PA: £23,000

### LOCATION

Cattlemarket Business Park sits in a glorious location in the heart of Chew Valley on the outskirts of Bristol, within easy reach of M4/M5 Motorways and Bristol International Airport is only 5 minute drive. The Park is on the B3130, approx. 1.5 miles from A38, which links Bristol to the north and J21/22 of M5 to the south.

### KEY FEATURES

- Great rural location
- Modern warehouse space
- Good car parking provision
- Eaves from 5.66m - 6.4m
- Close to Bristol International Airport
- Between Winford and Chew Magna
- 1.5 miles from A38
- Suit variety of uses



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### DESCRIPTION

Unit 11 was constructed in 2011 on the site of the former Winford Livestock Market. The unit is of concrete frame construction with a glazed frontage, steel profile roof, a single electric roller shutter door and 3 phase electricity. The unit is open plan with eaves height ranging from 5.66m - 6.4m and has a disabled WC to the rear. There are approx. 8-12 car spaces with this unit.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	1,763	164
<b>TOTAL</b>	<b>1,763 SQ FT</b>	<b>164 SQ M</b>

### TENURE:

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

### PLANNING:

Planning was originally granted for Class E (B1c), B2 and B8. We suggest anyone makes their own enquires with North Somerset Council.

<b>RENT PA:</b>	£23,000	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Please contact agents for Rates Payable and Small Business Rates Relief may apply.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

For further information or to arrange a viewing, please contact:

**Chris Miles**  
**Russell Property Consultants**  
01179 732 007  
07970 886 740  
chris@russellpc.co.uk

**Rob Russell**  
**Russell Property Consultants**  
01179 732 007  
07540 994 123  
rob@russellpc.co.uk

### SUBJECT TO CONTRACT