



## Unit 23 & 24, Barnack Trading Estate, Novers Hill, Bedminster, Bristol, BS3 5QE

### TO LET

Area: 3,200 sq ft (297 sq m) | Rent PA: £40,000

### LOCATION

These two interlinked mid-terraces units are located within the popular Barnack Trading Estate on Novers Hill, accessed via Parson St, immediately off Hartcliffe Way. The Estate is in close proximity to Parson St Train Station, which links direct to Bristol Temple Meads. The site offers direct access to A38, which goes to Bristol International Airport. The site is also in close proximity to The Portway and Bristol City Centre, so provides excellent access to all areas of the City.

### KEY FEATURES

- Modern hybrid unit
- All main services connected
- 4.75m eaves height (5.65m clear height)
- 6 car parking spaces
- Available - April 2025
- WC, shower and kitchen facilities
- Close proximity to Parson St Station
- Close to Bristol City Centre (2 miles)

## Unit 23 & 24, Barnack Trading Estate, Novers Hill, Bedminster, Bristol, BS3 5QE

### DESCRIPTION

This modern hybrid unit has a high office content and is linked at ground floor level and provides a mixture of industrial/storage space and 2-storey offices. The warehouse element is currently fitted out as a film studio with 4.75m eaves and access is via a single ground level roller shutter door. The 2-storey offices are fully carpeted with central heating and air conditioning. Internally, there are several W.C's, a shower and 2 fully fitted kitchens. Externally, there is a loading area and car parking for 6 cars.

### FLOOR AREA:

| FLOOR        | AREA SQ FT         | AREA SQ M       |
|--------------|--------------------|-----------------|
| Warehouse    | 1,039              | 97              |
| GF Office    | 1,038              | 96              |
| FF Office    | 1,123              | 104             |
| <b>TOTAL</b> | <b>3,200 SQ FT</b> | <b>297 SQ M</b> |

### TENURE:

New Internal Repairing and Insuring Lease direct from the Landlord.

### PLANNING:

We understand that the property has planning consent for Class E, B2 and B8. Interested parties to make own enquires with Local Planning Authority.

|                        |   |                        |   |
|------------------------|---|------------------------|---|
| <b>RENT PA:</b>        | £40,000   | <b>VAT:</b>            | All figures are exclusive of VAT if applicable.   |
| <b>SERVICE CHARGE:</b> | POA.  | <b>RATEABLE VALUE:</b> | The property is described as warehouse premises with an RV of £18,000. Please contact the agents for rates payable. |
| <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:

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### SUBJECT TO CONTRACT