



## Unit 5A, Tweed Road Industrial Estate Tweed Rd, Clevedon, BS21 6RR

### TO LET

**Area:** 5,650 sq ft (525 sq m) | **Rent PA:** £48,000

### LOCATION

The property is located on Tweed Road Industrial Estate, close to the centre of Clevedon, which is an affluent commuter town, 12 miles south west of Bristol.

The Estate provides easy access to Junction 20 of the M5, which is approx. 1 mile to the east. Bristol International Airport is located 7 miles to the South East with extensive International and domestic flights. Nearby occupiers include Howdens (next door), Jewson, Halfords, Topps Tiles, Screwfix and Asda.

### KEY FEATURES

- End of Terraced Unit
- To be refurbished
- Good access to M5 (J20)
- Ample car parking and yard
- Immediately available
- 6.25m eaves height
- Town centre location
- Available on new FRI lease



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### DESCRIPTION

This end of terraced unit is constructed around a steel portal frame with brick/blockwork cavity walls, beneath a pitched internally lined insulated roof, incorporating translucent roof lights.

Internally, there is a two storey office with kitchenette and wc's. The warehouse has a single level loading door and is clear span with 6.25m to eaves and a clear height of 7.5m. The unit benefits from ample car parking to the front and a large yard area. The warehouse is immediately available and is due to be refurbished.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,770	443
GF Office	440	41
FF Office	440	41
<b>TOTAL</b>	<b>5,650 SQ FT</b>	<b>525 SQ M</b>

### TENURE:

A new lease is available direct from the Landlord for a term of years to be agreed

### PLANNING:

We suggest interested parties make their own enquires with the Local Planning Authority.

<b>RENT PA:</b>	£48,000	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	The unit has a rateable value of £36,000. Please contact 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