



Unit 5C, Tweed Road Industrial Estate, Tweed Road, Clevedon, BS21 6RR

TO LET

Area: 8,847 sq ft (822 sq m) | **Rent PA:** £68,564

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 within close proximity. Bristol International Airport is located 7 miles to the South East, with extensive International and domestic flights. Nearby occupiers include Howdens (next door), Jewson, Topps Tiles, Screwfix and Asda.

KEY FEATURES

- End-Terraced Unit
- Eaves height of 6.25m
- Good access to M5 (J20)
- Ample car parking and yard
- To Be refurbished
- Town centre location
- Secure site
- New lease direct from Landlord



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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 due to be substantially refurbished.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	7,463	693
GF Office	692	64
FF Office	692	64
TOTAL	8,847 SQ FT	822 SQ M

TENURE:

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

PLANNING:

We understand the premises have Class B2 use, but unit would equally be suited to Class E1 or Class B8. Any interested parties should make own enquires with the LPA.

RENT PA:	£68,564	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	The Rateable Value is £49,250 (April 2023). Please contact the agents for rates 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