



Unit 6-7 Yelverton Road, Brislington, BS4 5HP

TO LET

Area: 5,850 sq ft (543 sq m) | Rent PA: £40,000

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

- Mid Terrace
- Available from March 2023
- Single storey offices
- New lease from Landlord
- Flexible term
- Established location
- A4 Bath Road & Avon Ring Road
- E, B2 & B8 Use Class

Unit 6-7 Yelverton Road, Brislington, BS4 5HP

DESCRIPTION

The properties have single storey offices and a workshop / warehouse providing 4.82m to the underside of steel work. The roofs provide north lit roof lights. There is a single loading door per unit. Externally there is a yard area.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Unit 6-7	5,850	543
TOTAL	5,850 SQ FT	543 SQ M

TENURE:

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

PLANNING:

Class E, B2 & B8 subject to planning consent.

RENT PA:	£40,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	A service charge is applicable	RATEABLE VALUE:	The property is described as Warehouse & Premises with an RV £25,000 from 1 April 2023
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