



Unit 7, Estune Business Park Wild Country Lane, Long Ashton, Bristol, BS41 9FH

TO LET

Area: 1,862 sq ft (173 sq m) | Rent PA: £26,000

LOCATION

Estune Business Park is located on the edge of Long Ashton, 1.5 miles from City of Bristol. It is within walking distance of the High St and also within 1 mile of the A370, which provides direct access to Bristol and The M5 Motorway via The Portway.

KEY FEATURES

- Immediately available
- Fitted out to excellent specification
- LED lighting throughout
- Fibre Optic/BT Broadband
- Full Intruder alarm/cameras
- Smart Meter
- 4 allocated car spaces
- Air Source Heat Recovery System

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DESCRIPTION

Unit 7 is a brand new unit and recently been fully fitted out to a high specification. The unit is of steel frame construction with an full height electric loading door. The unit comprises open plan warehouse space with 3.8m eaves and full height of 6.2m. Internally, there is a reception with wc and kitchen facilities at ground floor level with fully fitted offices at first floor. The unit also benefits from three phase electricity, air source heat recovery central heating system and 4 allocated car parking spaces.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	1,305	121
GF Reception	267	25
FF Office	290	27
TOTAL	1,862 SQ FT	173 SQ M

TENURE:

A new FRI Lease is available directly from the Landlord

PLANNING:

The property has consent for E (B1c), B2 and B8 uses. We recommend any interested parties make their own enquiries.

RENT PA:	£26,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	The Rateable Value is £13,000. Please contact agents for rates payable and if qualify for small business rates relief.
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