



Unit 8-9 Yelverton Road, Brislington, BS4 5HP

TO LET

Area: 5,860 sq ft (544 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

- To be refurbished
- New lease term from Landlord
- Flexible lease considered
- Mid-terrace
- Single storey offices
- Established location
- A4 Bath Road & Avon Ring Road
- B1, B2 and B8 use class



Unit 8-9 Yelverton Road, Brislington, BS4 5HP

DESCRIPTION

The property has a single storey office and a workshop / warehouse providing 4.82m to the underside of steel work. The roof provides north lit roof lights. There is a single loading door and externally there is a loading area with marked parking bays.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Unit 8-9	5,860	544
TOTAL	5,860 SQ FT	544 SQ M

TENURE:

New FRI lease

PLANNING:

Suitable for Use Class E (B1), B2 & B8 use class. Interested parties should make their own enquiries with the LPA.

RENT PA:	£40,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Warehouse & Premises RV £27,250 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