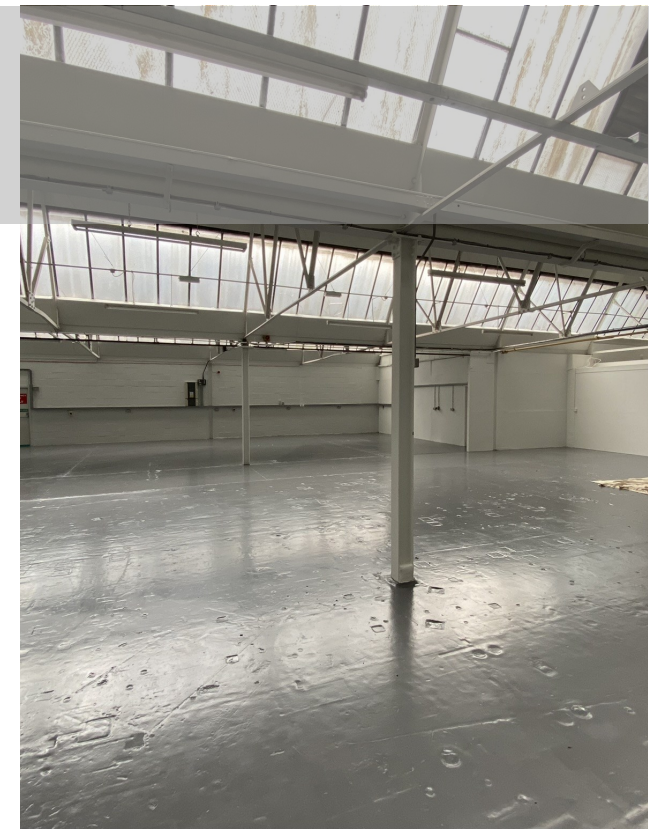


WAREHOUSE/INDUSTRIAL PREMISES

16 Whitehouse Street, Bedminster, Bristol, BS3 4AY



- Attractive refurbished warehouse/light industrial accommodation
- Suitable for numerous alternative uses to include leisure/gym studio space or workshop accommodation (subject to planning)
- Refurbished and redecorated throughout
- 5,535 sq ft (497.35 sq m)
- All inclusive rent (including rates and utilities) - only £66,000 per annum, exclusive



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located in an established commercial area of Whitehouse Street, Bedminster. The property is close to Bristol city centre (1 mile), Bristol Temple Meads railway station and the M32 motorway that provides further access to the M4/M5 motorway. Further, the property is surrounded by the popular and densely populated residential areas of Bedminster, Totterdown, Southville and Windmill Hill.

DESCRIPTION

The property comprises an industrial/warehouse unit and has been extensively refurbished to provide a practical warehouse/storage unit suitable for traditional industrial uses. Alternatively, the property would also offer characterful premises for a number of other uses to include gymnasium/leisure uses, studio or workshop accommodation.

Internally the property benefits from painted concrete floors and painted brick walls. There is a good level of natural light via windows along the elevations and reinforced glass roof panels, as well as hanging fluorescent strip lighting throughout.

The property also provides, kitchen and WC facilities and heating via two gas-powered Powermatic warm air blowers.

ACCOMMODATION

The property provides an approximate gross internal area of 5,535 sq ft (497.35 sq m).

There are 5 - 6 demised car parking spaces.

TENURE

The property is offered by way of new internal repairing lease for a term of years to be agreed.

Flexible lease terms are available.

RENTAL

The property is offered by way of a fully inclusive rental of £66,000 per annum, exclusive.

VAT

All prices quoted are exclusive of VAT if applicable.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

ENERGY PERFORMANCE CERTIFICATES

The property has an EPC rating of D-94. The certificate can be made available upon request.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

