

# INDUSTRIAL UNIT TO LET

Unit 7, Skyline Park, Brislington, Bristol, BS4 5QH



- Industrial / workshop unit with offices—5,695 sq ft (529.05 sq m)
- Excellent location on a thriving business park in Brislington with excellent road links to Bristol and Bath
- Superb internal fit out
- Additional yard and container space available by negotiation
- Rent £48,000 per annum



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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COOK**  
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## LOCATION

Skyline Park is situated just off Bonville Road, close to Bath Road and Bristol city centre. Bonville is a popular business location offering excellent road networks with easy and close access to the A4 Bath Road and A4174 Bristol ring road, the M32 motorway is within 4 miles and Bristol city centre and Temple Meads railway station are approximately 4.2 miles to the west.

## DESCRIPTION

The unit comprises mid terrace warehouse / production unit. The rear part of the unit comprises ground floor workshop accommodation with the front part of the building comprising reception, office, kitchen and WC/shower facilities at ground floor level with office accommodation at first floor level. In the warehouse/production element there is an area of high quality mezzanine flooring. The unit benefits from an area of a shared yard at the rear.

The property is accessed to the front by way of a pedestrian door in the front elevation and there is access to the rear elevation by way of an electric roller shutter door. The unit benefits from 2 car parking spaces to the front.

### The unit benefits from:

- Substantial acoustic and heat insulation
- Electric roller door
- Off-street parking at front
- Rear roller door access
- Extensive network cabling
- Black out lighting in warehouse, with option to open skylights.
- Advanced LED lighting throughout
- Recently refurbished
- Additional yard and container space available by negotiation
- Three phase electrics
- Multiple three phase connections around warehouse space

## ACCOMMODATION

The property has the following approximate Gross Internal Area in accordance with the RICS Property Measurement Standards:-

Ground Floor	4,209 sq ft	(391.04 sq m)
First Floor	595 sq ft	( 55.26 sq m)
Mezzanine	891 sq ft	( 82.75 sq m)
<b>Total</b>	<b>5,695 sq ft</b>	<b>(529.05 sq m)</b>

## BUSINESS RATES

The property is rated for the year 2024/25 as follows:

Warehouse and premises      £27,250

We would request that interested parties make their own enquiries into business rates with the relevant local authority.

## TENURE

The property is available to let on a new full repairing and insuring lease, the terms of which are to be agreed.

## BUSINESS RATES

The property is currently rated as follows:

Warehouse and premises      £16,250

We would request that interested parties make their own enquiries into business rates with the relevant local authority.

## RENT

The quoting rent for the property is £48,000 per annum.

## EPC

The property has an EPC rating of D - 77 a copy of the certificate can be made available upon request.

## VAT

All rents quoted are exclusive of VAT if applicable.

## LEGAL FEES

Each party to bear their own legal costs incurred in the transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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**SUBJECT TO CONTRACT**

October 2024

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