

TO LET – TRADE COUNTER/LIGHT INDUSTRIAL UNIT

Unit 3 Vale Lane, Bedminster, Bristol, BS3 5SD



- To be fully refurbished.
- Trade Counter/Light Industrial unit
- 475.22 sq m 5,115 sq ft
- Quoting Rent £55,000 per annum, exclusive
- Excellent Central Bristol Location

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 on Vale Lane, within Vale Lane Trading Estate which forms part of an established mixed commercial area off Hartcliffe Way in Bedminster, south west of Bristol city centre. Approximately 2.4 miles to Bristol city centre, 6.5 miles to Bristol Airport and 3 miles to J3 of the M32

DESCRIPTION

The building is of steel portal frame construction with a mix of blockwork and sheet clad elevations. There is a pedestrian entrance door to the front elevation and a roller shutter door providing goods access and vehicular access into the unit.

Internally, the ground floor provides clear span storage/production space and there is currently a reception area and trade counter to the front with some office accommodation. The first floor provides further office accommodation WCs and a kitchenette.

To the front of the building there is forecourt car parking and a vehicle loading area.

The building is due to be fully refurbished prior to occupation.

ACCOMMODATION

Ground Floor: 362.72 sq m 3904 sq ft

First Floor: 112.50 sq m 1211 sq ft

Total: 475.22 sq m 5,115 sq ft

TENURE

The property is available by way of a new full repairing and insuring lease, for a term of years to be agreed. A rental deposit may be required.

RENT

Quoting £55,000 per annum, exclusive.

USE

The property is suitable for B8 (Storage and Distribution) use.

We would recommend that all interested parties make their own investigations into the use class and planning with the local authority.

ENERGY PERFORMANCE CERTIFICATE

D (86) - A copy can be provided if requested.

BUSINESS RATES

The Rateable Value for the property for the year 2023/2024 is £32,250.





VAT

All prices quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -
Burston Cook

FAO: Charlie Kershaw
Tel: 0117 934 9977
Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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