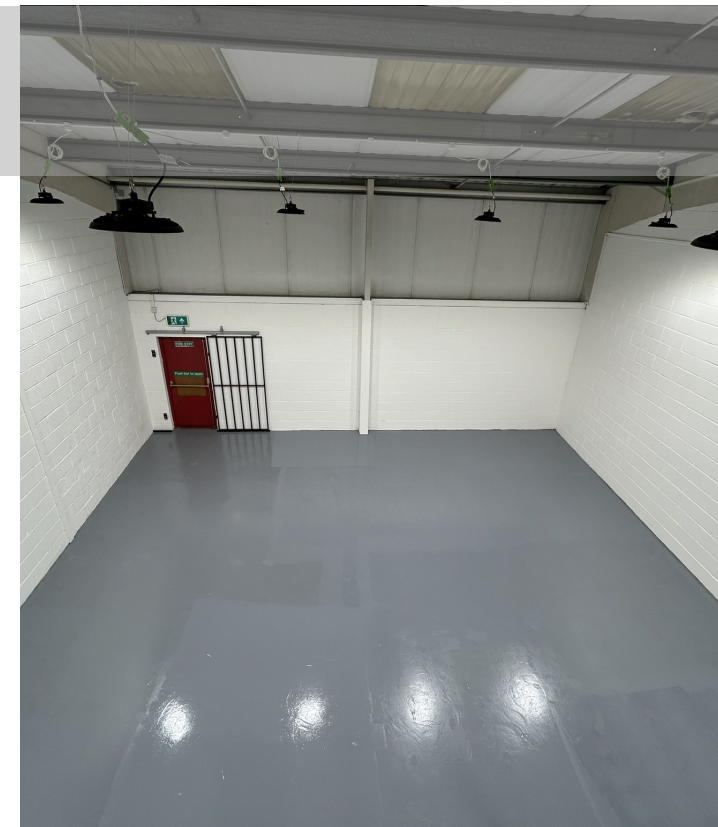


MODERN INDUSTRIAL UNIT TO LET

Unit 9 Riverside Business Centre, St Annes, Bristol, BS4 4ED



- Modern industrial unit—Fully refurbished
- Excellent Location in Bristol
- 1,317 sq ft (122 sq m)
- Rent only £20,000 per annum, exclusive
- On site parking



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

Riverside Business Park is situated on St Annes Road just off Feeder Road in St Annes. There is easy access along Whitby Road to St Philips Causeway (A4320) and in turn Junction 3 of the M32 Motorway.

DESCRIPTION

The unit comprises a modern mid terrace industrial unit constructed of profile of steel cladding/part brick elevations, up and over shutter door, double glazed UPVC window/doors and corrugated steel roof incorporating 10% roof lighting. The unit benefits from central heating, WC facilities, a small office and kitchenette.

ACCOMMODATION

From our on site measurements in accordance with the RICS Code of Measuring Practice, we estimate the gross internal floor area to comprise 1,317 sq ft(122 sq m)

TENURE

The premises are available on a new full repairing and insuring lease, the terms of which are to be agreed

RENT

£20,000 per annum, exclusive.

PLANNING

Use Class E - therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £11,000 .

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We advise that the VAT is payable on the purchase/rental price.

EPC

The unit has an EPC rating of E-104, a copy of 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

March 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

