

INDUSTRIAL UNIT OVER GROUND AND FIRST FLOOR

804 Central Park Industrial Estate, Petherton Road, Hengrove, BS14 9BZ



- An Industrial Unit positioned within the popular Central Park Industrial Estate in Hengrove
- Ground and first floor accommodation with rear courtyard for storage
- Approximately 1572 sq ft (146.03 sq m) (GIA)
- Quoting £15,000 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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COOK**
0117 934 9977

LOCATION

The property is located on Central Park Trading Estate, which is conveniently located between Airport Road and Wells Road in Hengrove, Bristol. Bristol City Centre can be accessed easily via the A37 to the north which in turn can provide access to the motorway network via the M32. The A37 provides access to the south and the A38 to the west of the subject property provides access to Bristol Airport and the M5 southbound.

DESCRIPTION

The property comprises workshop / storage space at ground floor level with a small covered rear courtyard – access to the front elevation is via one aluminium roller shutter (2.25m wide and 2.89 high). The first floor offers additional carpeted office accommodation, a kitchen facility, WC and shower room. The premises carries a mix of office style lighting and benefits from CCTV, 3 phase electric and what appears to be a capped off gas supply.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate Gross internal floor area:

Area	Sq ft	Sq m
Ground Floor	891	82.77
First Floor	681	63.26
Total	1572	146.03

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

Quoting £15,000 per annum.

PLANNING

Use Class B2 – Light Industrial.

BUSINESS RATES

In accordance with the Valuation Office Agency, the property has a Rateable Value of £8,000.

Tenants may therefore benefit from full business rates relief.

VAT

All prices are exclusive of VAT, if applicable.

EPC

The property has an energy performance rating of E (120).

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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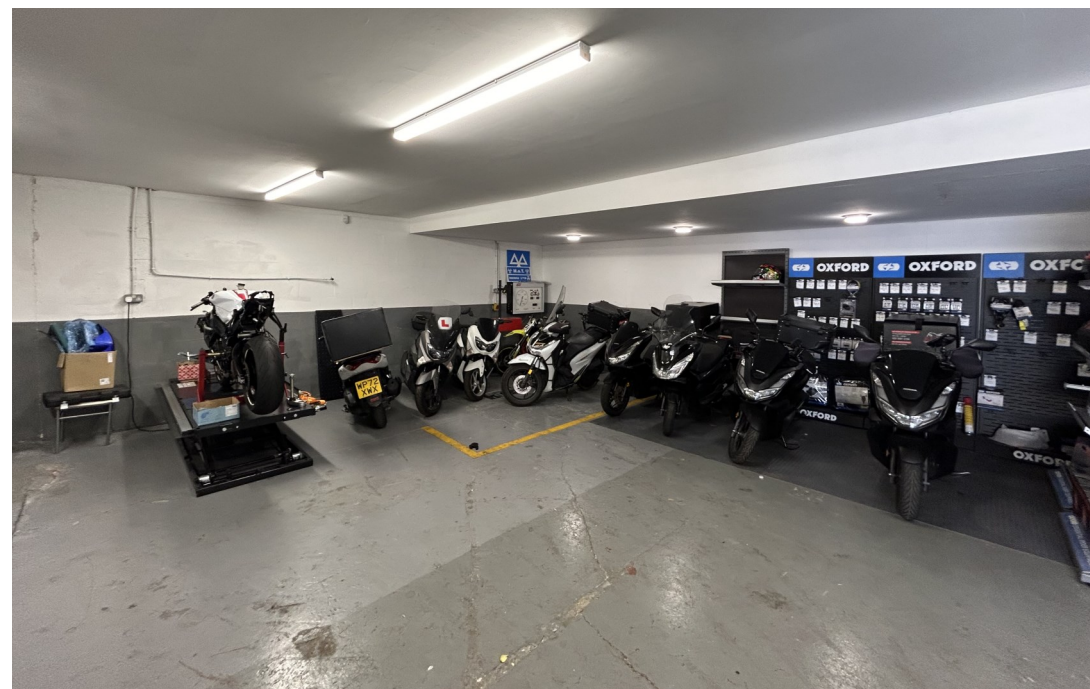
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SUBJECT TO CONTRACT

July 2024



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