

# TO LET – MULTI PURPOSE BUSINESS UNIT IN STUNNING LOCATION

Charlton Farm, Charlton Drive, Wraxall, Bristol, BS48 1PD



- Business unit fitted out to a very high standard with office areas and storage
- 2826 sq ft (262.66 sq m)
- Quoting Rent £40,000 per annum, exclusive
- Suitable for a wide range of business uses
- Situated in stunning rural location with easy and quick access to Bristol



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 a stunning rural location in Wraxall, which is just outside Bristol. The property is extremely well located with Clifton only 6 miles away, Bristol City Centre 7.5 miles and the M5(J19) 4.5 miles. Bristol Airport can easily be reached 8.3 miles away and fast trains can be accessed from Nailsea/Backwell Rail Station 3.5 miles away.

## DESCRIPTION

The property has been built to a very high specification, and is of steel portal frame construction with blockwork wood clad elevations under a pitched roof which is insulated and incorporates natural roof lighting.

Access to the property is via two pedestrian doors or alternatively 3 electric roller shutter loading doors. Internally, the property is fitted out to a high specification with underfloor heating, WCs, large kitchen, shower and two mezzanine areas which can be used as office space with LED lighting throughout.

## ACCOMMODATION

Ground Floor	2,015 sq ft	( 187.25 sq m)
Mezzanine Floors	811 sq ft	(75.41 sq m)
<b>Total</b>	<b>2,826 sq ft</b>	<b>( 262.66 sq m)</b>

## 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 £40,000 per annum, exclusive.

## USE

The property benefits from Use Class E (Commercial, Business and Service) / Use Class B8 (Storage or Distribution) and would suit a broad range of occupiers.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and a copy will be made available upon request.

## BUSINESS RATES

The property is yet to be rated.

## VAT

All rents and 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.







## 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 with the sole agents: -  
Burston Cook

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

**SUBJECT TO CONTRACT**  
October 2024

## 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.

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