

INDUSTRIAL UNIT TO LET

Unit 11, 306 Estate, Broomhill Road, Brislington, BS4 5RG



- High quality industrial space
- Suitable for industrial purposes and storage and distribution
- 1,004 Sq ft (93.27 sqm)
- Rent Only £14,000 pax
- Low rateable value of £8,300—potential for small business total rates exemption

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.

www.burstoncook.co.uk

LOCATION

This unit is located in the established commercial area of Brislington, 2.5 miles east of Bristol city centre. Due to its proximity to the A4, businesses are within easy reach of Bristol and Bath, as well as wider UK motorway network. Nearby occupiers include the likes of Screwfix, McDonalds and Greggs.

DESCRIPTION

The unit has undergone significant refurbishment and includes a new roof, electric roller shutter doors, LED lights and redecoration throughout.

The property provides high quality space, with WC , kitchenette and office.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Unit 11 1,004 sqft (93.27 sq m)

TENURE

The property is available by way of an assignment of the existing lease or a new full repairing and insuring lease for a term to be agreed.

Details of the existing lease agreement can be made available upon request.

RENT

£14,000 per annum exclusive

BUSINESS RATES

Rateable Value: £8,300—small businesses may be eligible for total rates exemption.

Interested parties should make their own enquiries to the Local Billing Authority.

EPC

This property has an EPC rating of B-45.

A copy of the certificate can be made available upon request.

VAT

We have been advised that the property is elected for VAT.





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

November 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

