

INDUSTRIAL UNIT OVER GROUND AND FIRST FLOOR

Unit 6 221 Central Park Industrial Estate, Petherton Road, Hengrove, BS14 9BZ



- An Modern Industrial Unit positioned within the popular Central Park Industrial Estate in Hengrove
- Ground and first floor accommodation with forecourt parking
- Approximately 1044 sq ft (96.94 sq m) (GIA)
- Quoting £18,000 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 a modern unit with workshop / storage space at ground floor level and a WC - access to the front elevation is via an electric roller shutter and a pedestrian door. The first floor is accessed via an internal staircase and offers high quality carpeted office accommodation and a kitchenette. There is forecourt parking for two vehicles to the front of the unit.

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	571	53
First Floor	473	43.94
Total	1044	96.94

TENURE

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

RENT

Quoting £18,000 per annum.

PLANNING

Use Class B1, B8

BUSINESS RATES

In accordance with the Valuation Office Agency, the property has a Rateable Value of £13,500.

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 B (48).

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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SUBJECT TO CONTRACT

December 2024



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