

INDUSTRIAL UNIT—TO LET

Unit 2 Barnack Trading Centre, Novers Hill, Bedminster, Bristol, BS3 5QE



- Mid terrace industrial unit incorporating first floor offices
- Approx 802 sq ft (74.5 sq m)
- Quoting only £13,000per annum, exclusive
- On site parking
- Great opportunity in a fantastic location

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

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located within the established Barnack Trading Centre, Novers Hill, Bedminster, within a development of 36 units approximately 2 miles south of Bristol city centre. Barnack Trading Estate also offers access to the nearby A4 to Bath Road, as well as both the A38 and M5 providing routes to the south west and north of the UK.

DESCRIPTION

The property is of steel portal frame construction with a combination of traditional facing brickwork and insulated profile steel clad elevations under a pitched roof which is insulated and incorporates approximately 10% natural roof lighting.

Access to the property is via a single pedestrian door or alternatively a sectional up and over loading door. Internally, the property is currently fitted out as a traditional industrial unit on the ground floor and a substantial mezzanine floor incorporating separate office accommodation.

WC and kitchenette facilities are provided at ground floor level.

ACCOMMODATION

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

Ground Floor	529 sq ft	(49 sq m)
First Floor	273 sq ft	(25 sq m)
Total	802 sq ft	(74 sq m)

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 £13,000 per annum, exclusive.

USE

The property is suitable for Use E (Light Industrial) and Use B2 (General Industrial) uses under the Town & Country Planning (use Classes) Order 1987, although would be equally suitable for B8 (Storage and Distribution) uses.

EPC

Available upon request.

BUSINESS RATES

The Rateable Value for the property for the year is £7,800.

The property may be suitable for Small Business Rates Relief. Interested parties are advised to make their own investigations regarding the rating assessment of the property with Bristol City Council rating department.

VAT

All prices quoted are exclusive of VAT, if applicable.

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

December 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.

