

FREEHOLD DETACHED OFFICE BUILDING

17 Marsh Lane Industrial Estate, Portbury, Bristol, BS20 0HN



- Freehold for sale with vacant possession
- High quality building with modern offices and roller shutter access for ground floor storage
- Approximate net internal area of 2,045 sq ft
- Approximately 7 car parking spaces to the front and rear of the building
- Guide price only £320,000



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 on Marsh Lane Industrial Estate which is an industrial estate located in Portbury in Bristol, approximately 1 mile from Junction 19 of the M5. Bristol city centre is approximately 7 miles to the south west via the A369.

DESCRIPTION

The property comprises a detached office unit with storage on Marsh Lane Industrial Estate. The building is of steel frame with brickwork elevations, concrete floor structures, profile sheet roof and PVC windows and a roller shutter door.

The property generally comprises modern office space with a store and presents to a good standard.

There is car parking to the front and rear of the building.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,045 sq ft (190.02 sq m).

CAR PARKING

There is parking for approximately 7 cars to the front and rear of the building.

TENURE

Freehold with vacant possession.

PRICE

£320,000.

BUSINESS RATES

Property: Unit 17, Marsh Lane Industrial Estate, Portbury
Description: Office and premises
Rateable Value: £19,250

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

All prices quoted are exclusive of VAT if applicable.

EPC

Available upon request.

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

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2025

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