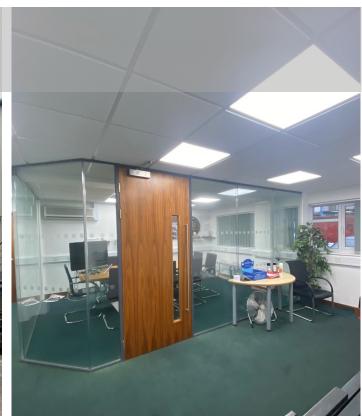
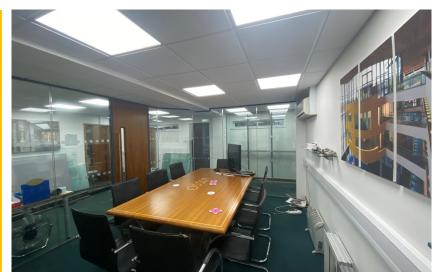
# FREEHOLD DETACHED OFFICE BUILDING

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





# 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

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.

