

FREEHOLD INDUSTRIAL UNIT WITH OFFICE

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



- Freehold for sale with vacant possession
- Approximate area of 1,018 sq ft (94.60 sq m)
- Ground floor storage and kitchen with modern offices above
- Parking and loading area to the front of the unit
- Guide price only £180,000



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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COOK**
0117 934 9977

LOCATION

The property is located on Marsh Lane Industrial Estate which is an industrial estate located in Portbury within 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 provides storage and office accommodation in an end of terrace unit with brick and profile sheet elevations. There is roller shutter access and a pedestrian door to the front. The ground floor comprises storage, WC, kitchen with the first floor providing modern office accommodation.

To the front of the property is an area of parking and loading area in front of the roller shutter door.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,018 sq ft (94.60 sq m).

TENURE

Freehold with vacant possession.

PRICE

£180,000., exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Property: Unit 20, Marsh Lane Industrial Estate, Portbury,
Description: Workshop and premises
Rateable Value: £10,750

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.

