

# FREEHOLD DETACHED OFFICE WITH STORAGE

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



- Freehold for sale
- Approximate area of 2,045 sq ft
- Approximately 7 car parking spaces to the front and rear of the building
- Guide price £299,000



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

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

## 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

£299,000.

## 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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