



# INDUSTRIAL ESTATE INVESTMENT FOR SALE

Units 1 - 5, Estune Business Park, Wild Country Lane, Long Ashton, Bristol, BS41 9FH







## FOR SALE

# Industrial investment on the instructions of fixed charge receivers

- Modern Freehold Industrial Multi-Let Investment
- 5 Industrial Units & Parking
- Producing £162,500 pax

## LOCATION

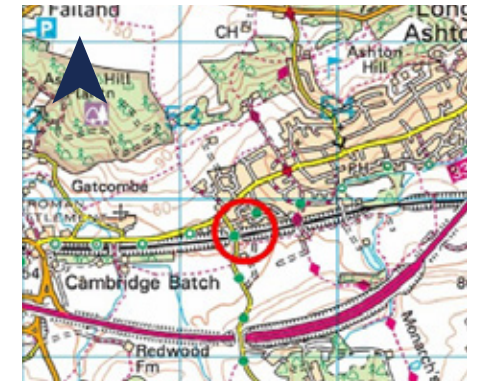
Bristol is the largest City in the South West having an approximate population of 410,000 and a catchment of 555,000 within a six mile radius of the city centre. The City is located at the junction of the M4 and M5 motorways and is served by the M32 motorway which provides a direct link to Junction 19 of the M4. The property is located in the Long Ashton area of Bristol, approximately 4 miles south west of the City Centre. Access is via Wild Country Lane and Weston Road which links with the A370, the principal road linking Bristol with North Somerset and Weston-Super-Mare.

## DESCRIPTION

The property was constructed in 2018 and comprise five business/industrial units in two separate terraces. Units 1-4 are situated in one terrace, with Unit 5 being a self-contained detached unit. The wider development provides seven units in total. (Units 6 and 7 sold prior).

All the units are of steel portal frame construction with part brick, part profile clad external elevations under a pitched profile clad roofs.

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## TENURE

The Property is held Freehold (Title Number: ST242525)

## TENANCY / ACCOMMODATION SCHEDULE

The property is fully let at an annual rent of £162,500 per annum. We set out brief tenancy details and floor areas below. Further information is available upon request.

Tenant	Unit.	Sq M	Sq Ft	Parking Spaces	Lease Start	Lease Expiry	Break	Rent Reviews	Passing Rent (pax)	Passing Rent (psf)	CreditSafe Score	1954 Act	Lease Type	EPC
Eden Plant Based Living Ltd	1	122.91	1,323	2	04.07.22	03.07.27	04.07.25	04.07.26	£17,500	£13.23	68 Low Risk	Inside	FRI	B - 31
Sweven Coffee Ltd	2	122.91	1,323	2	10.12.21	09.12.27	10.12.24	10.12.24	£15,000	£11.34	59 Low Risk	Outside	FRI	B - 33
Bell Decorating Group Ltd	3	233.65	2,515	3	07.02.22	20.01.27	07.02.25		£35,000	£13.92	87 Very Low Risk	Outside	FRI	B - 27
Riaflex Ltd	4	233.65	2,515	3	06.05.22	05.05.27		06.05.26	£35,000	£13.92	79 Very Low Risk	Outside	FRI	B - 27
Origen Power Ltd	5	554.63	5,970	12	14.08.23	13.08.28	14.08.25	14.08.27	£60,000	£10.05	87 Very Low Risk	Inside	FRI	A - 23
<b>Total</b>		<b>1,267.75</b>	<b>13,646</b>	<b>22</b>					<b>£162,500</b>	<b>£12.49</b>				

All leases are granted on a full repairing basis.

## SERVICES

We have not inspected the services but understand all mains services to be connected and a 3-phase supply is available to all units. Heating is by way of ground source heat pumps.

## SERVICE CHARGE

An estate service charge is levied in the interests of good estate management. Further details available upon request from the agent.

## TERMS

We are instructed to invite bids for the freehold interest.

## PRICE

Price upon application.

## VAT

The property is elected for VAT and it is therefore envisaged that the sale will be treated as a Transfer of a Going Concern (TOGC)

## CONTACT

For further information please contact the sole selling agent:

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