



Unit 3, Bonville Trading Estate, Bristol BS4 5QU

TO LET

Industrial Unit with Associated Yard

5,000 - 35,349 Sq Ft
(464 - 3,284 Sq M)

Unit 3, Bonville Trading Estate, Bristol BS4 5QU

DESCRIPTION

The property is a detached industrial / warehouse unit of steel portal frame construction, with elevations of brickwork that benefits from a newly re-cladded roof.

The warehouse is accessed via 6 loading doors and benefits from a canopy area within the secure yard. The minimum internal eaves height is 5.85 metres. The offices are located at ground floor level. They are carpeted throughout and benefit from electric heaters.

- ✓ Secure yard
- ✓ 6 loading doors
- ✓ Newly re-cladded roof
- ✓ Flexible size offering
- ✓ Ground floor offices
- ✓ Mezzanine storage

LOCATION

The property is situated on Bonville Industrial Estate, accessed via Bonville Road. It forms part of the Brislington Industrial Estate, an established business location in Bristol. The estate is adjacent to the A4 Bath Road, providing easy access to Bristol city centre, Bath and the M4 / M32 via the Avon Ring Road.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	26,929	2,502
Ground Floor Offices	2,655	247
Mezzanines	5,764	535
Total	35,349	3,284

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

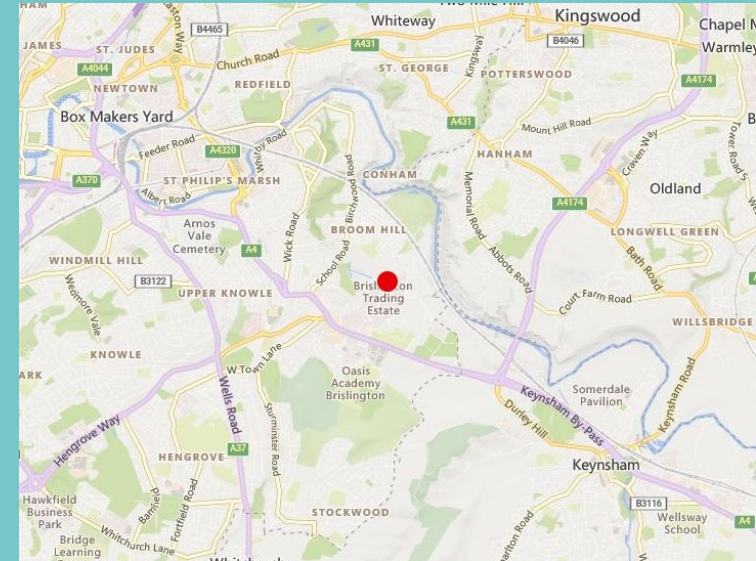
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available by way of sub-lease/assignment (lease expiring 2034).

EPC

EPC report is available upon request. EPC Rating: C(63)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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