

HEMINGWAY CENTRE
THORNBURY
INDUSTRIAL ESTATE

Walker Way, Thornbury BS35 3US

TWO, RECENTLY REFURBISHED
INDUSTRIAL / WAREHOUSE UNITS

UNITS 12 & 13

6,855 – 13,710 sq.ft (637 – 1,274 sq.m)

**AVAILABLE
TO LET**

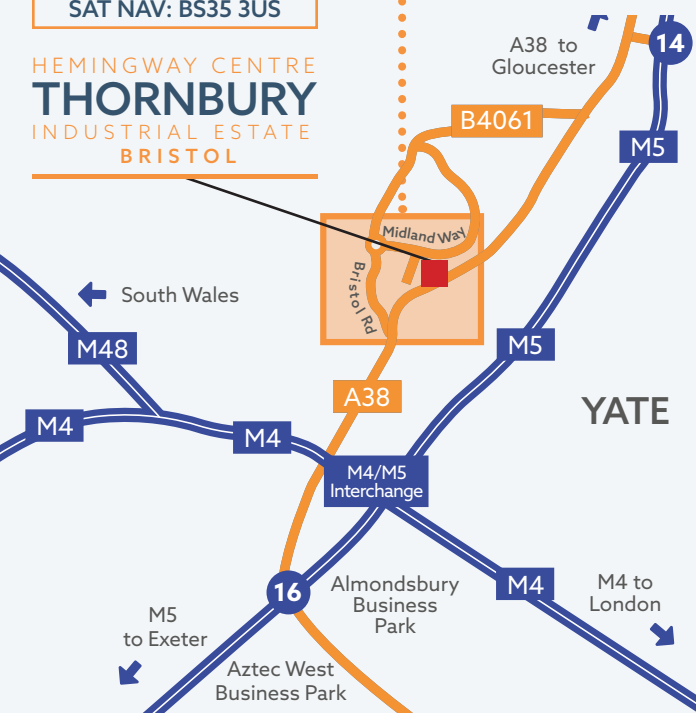
- ④ Established North Bristol light industrial / distribution location
- ④ Competitive location compared to Yate, Aztec West & Almondsbury
- ④ Units are available individually or combined





SAT NAV: BS35 3US

HEMINGWAY CENTRE
THORNBURY
INDUSTRIAL ESTATE
BRISTOL



LOCATION

Located on the established Thornbury Industrial estate.

Thornbury town centre	0.5 miles
A38	1.2 miles
Junction 14 of the M5	5 miles
Junction 16 of the M5	5 miles
M4 / M5 Interchange	6 miles
North of Bristol city centre	15 miles

DESCRIPTION

- Fully refurbished mid-terrace single storey light industrial / warehouse units.
- Constructed around a concrete portal frame with a mixture of block work and profile steel clad elevations.
- Both properties comprise a warehouse, office accommodation, kitchenette and WC facilities.
- Access is provided via two surface level roller shutter doors, with separate pedestrian access to the front elevation.
- Minimum eaves height of approx. 5.0m (16 ft).
- Car parking to the front elevation.
- The units are available individually or combined.

ACCOMMODATION

UNIT 12

Warehouse	6,132 sq.ft	570 sq.m
Offices	723 sq.ft	67 sq.m
Total	6,855 sq.ft	637 sq.m

UNIT 13 - UNDER OFFER

Warehouse	6,132 sq.ft	570 sq.m
Offices	723 sq.ft	67 sq.m
Total	6,855 sq.ft	637 sq.m

COMBINED TOTAL 13,710 sq ft (1,274 sq m)

Measured on a GIA basis



Interior shows Unit 13

TENURE

Available by way of a new full repairing and insuring lease, for a term to be agreed.

BUSINESS RATES

Rateable Value: £59,000 (April 2019). But we advise you make your own enquiries with the local authority.

SERVICE CHARGE

There is a Service Charge in place for the maintenance of the common areas. Further information is available upon request.

VAT

All figures quoted are exclusive of VAT if applicable.

RENT

Upon application.

EPC

Unit 12 EPC Rating - D-79
Unit 13 EPC Rating - C-62

LEGAL FEES

Each party is to be responsible for their own legal costs.

VIEWING

Strictly by prior arrangement with the agents, please contact:



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