

# INDUSTRIAL UNIT IN EXCELLENT CENTRAL BRISTOL LOCATION

Unit 3 Avonside Industrial Estate, St Philip's, Bristol, BS2 0UQ



- Excellent central Bristol location in St Phillips off the Feeder Road
- Recently Refurbished
- Self contained unit with offices
- 5,292 sq ft (491.65 sq m)
- Rent £47,673 per annum, exclusive



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**  
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## LOCATION

Situated just off the popular Feeder Road in St Philips, a very central location in Bristol. It is an established industrial / trade counter location, with close by occupiers include Fosters Catering, Graham, Wolseley, Premier Paper Group, SES Autoparts, and BS Mowers.

The unit is approximately 1 mile east of Bristol City Centre, Temple Meads railway station and Junction 3 of the M32 motorway and there is good access to the A4 Bath Road, and the A4320 St Philips Causeway.

## DESCRIPTION

The property comprises a recently refurbished Industrial building of steel portal frame construction with a brickwork and profile clad elevations beneath a pitched insulated profile sheet clad roof incorporating approximately 10% natural roof lights. There is an electric roller shutter door which provides vehicle access to the unit and a separate pedestrian access door. The property provides WCs, kitchenette and staff area at ground floor level and offices at first floor level.

## ACCOMMODATION

The property has the following approximate gross internal floor area:-

Ground Floor:	4,922 sq ft	(457.25 sq m)
1 <sup>st</sup> Floor offices:	370 sq ft	(34.40 sq m)
Total:	5,292 sq ft	(491.65 sq m)

## CAR PARKING

There are 6 parking spaces allocated to the unit and further space available in front of the concertina shutter door.

## TENURE

The unit is available by way of an assignment of a full repairing and insuring lease for a term of 5 years, expiring in Sept 2026, a copy of the lease can be made available by request.

## RENT

£ 47,673 per annum, exclusive.

## BUSINESS RATES

The rateable value of the property for the year 2023/ 2024 is £37,750.

## PLANNING

We understand that the unit has consent for a B1 & B8 use.

## VAT

We have been advised that the property is elected for VAT.

## EPC

Rating = D-96. A copy of the EPC certificate can be made available upon request.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS  
Tel: 0117 934 9977  
Email: charlie@burstoncook.co.uk

## SUBJECT TO CONTRACT

January 2024

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.*

