

# INDUSTRIAL UNIT WITH SECURE YARD—TO LET

Unit 12, 306 Estate, Broomhill Road, Brislington, BS4 5RG



- Fully refurbished Industrial Unit with secure yard
- Class E - Suitable for industrial purposes, storage and distribution, offices
- 2,066 sqft (191.93 sqm)
- £31,500 pax

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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0117 934 9977



## LOCATION

This unit is located in the established commercial area of Brislington, 2.5 miles east of Bristol city centre. Due to its proximity to the A4, businesses are within easy reach of Bristol and Bath, as well as wider UK motorway network. Nearby occupiers include the likes of Screwfix, McDonalds and Greggs.

## DESCRIPTION

The unit has undergone significant refurbishment, including a new roof, new electric roller shutter doors, LED lighting and redecoration throughout. The property provides high quality open-plan storage/workshop space, with WC facilities.

The property benefits from a secure yard laid to tarmac and concrete of approx. 305.19 m<sup>2</sup> (0.07 acres).

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

**Unit 12**                    2,066 sq ft    (191.93 sq m)

**Yard**                        3,285 sq ft    (305.19 sq m)

## TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to 3 yearly rent reviews.

## RENT

£31,500 per annum exclusive

## BUSINESS RATES

Rateable Value: £15,750

Interested parties should make their own enquiries to the Local Billing Authority.

## EPC

This property has an EPC rating of A (24).

## VAT

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







## 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](mailto:charlie@burstoncook.co.uk)

## SUBJECT TO CONTRACT

May 2024

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone

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