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TO LET
**NEWLY REFURBISHED LIGHT INDUSTRIAL
AND DISTRIBUTION UNITS, EXCELLENT
ACCESS TO BRISTOL CITY CENTRE AND
BRISTOL AIRPORT**

**REDWOOD FARM, BARROW GURNEY,
NORTH SOMERSET, BS48 3RE**



- **B2 & B8 USE CLASSES (OTHER USES WILL ALSO BE CONSIDERED) – SUBJECT TO PLANNING**
- **UNIT SIZES FROM 1,250 SQ FT – 7,168 SQ FT**
- **ON SITE PARKING AND OPEN YARD**
- **RARE OPPORTUNITY TO ACQUIRE NEWLY REFURBISHED UNITS IN A RURAL LOCATION WITH EXCELLENT AND FAST TRANSPORT LINKS TO BRISTOL CITY CENTRE AND BRISTOL AIRPORT**

SUBJECT TO CONTRACT

LOCATION

The units are located at the north end of Barrow Gurney which is only 5 miles from Bristol City Centre and there is excellent access onto the A370, ensuring quick road links to the City Centre, South Bristol Link Road, Avonmouth and the M5 motorway. Bristol Airport is only 3.5 miles from the units and Nailsea & Backwell train station is 4.5 miles.

The units are also very easy to access from Route 33 of the National Cycling Network

DESCRIPTION

The units form part of a newly refurbished industrial warehouse unit benefitting from a new roof and cladding, new screeded floor, new electric roller shutter doors, new lighting and designated parking area.

Each unit benefits from 5.5m maximum eaves height, single and three phase electricity with a 45 KVA supply.

ACCOMMODATION

The whole building has a total Gross Internal Area of approximately 7,168 sq ft (665.92 sq m)

The building can be configured in several different ways and we are able to offer units ranging in size from 1250 sq ft (116.13 sq m) to 7,168 sq ft (665.92 sq m)

TERMS

The units are being offered on a leasehold basis, the terms of the lease are to be agreed.

A small estates charge will also be payable towards the upkeep of the estate.

RENT

The quoting rent for the units is £10 per sq ft.

EPC

The property is in the process of being refurbished and an EPC will be made available as soon as possible.

BUSINESS RATES

The property is yet to be assessed by the rating authority as it is not yet complete, we would be happy to discuss the potential business rates costs for the building with interested parties

VAT

The property is elected for VAT and so VAT will apply to all rent and charges.

LEGAL COSTS

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

FURTHER INFORMATION & VIEWING

Strictly by appointment through the joint sole agents: -

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2020

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.