



UNIT 12 TOWER LANE BUSINESS PARK

WARMLEY, BRISTOL, BS30 8XT



£28,000 PER ANNUM

*****INDUSTRIAL UNIT WITH OFFICE & PARKING*****

Opportunity to acquire a new lease on this ground floor industrial unit of approximately 3,400 sq ft with additional mezzanine providing further workshop space, office and staff room. The workshop is predominantly open plan offering flexible working space. Available to let on an effectively new Full Repairing and Insuring basis.

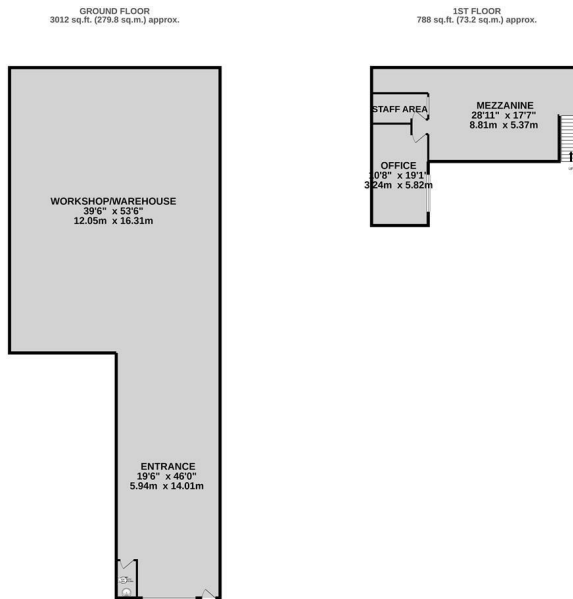
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TOTAL FLOOR AREA: 3800 sq.ft. (353.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, it is not a guarantee. It does not constitute a contract. It is for illustrative purposes only and should not be relied upon for any purpose other than to provide a general impression of the property. The actual layout and dimensions of the property may vary from the floor plan. The floor plan is provided for illustrative purposes only and should not be relied upon for any purpose other than to provide a general impression of the property. The actual layout and dimensions of the property may vary from the floor plan. The floor plan is provided for illustrative purposes only and should not be relied upon for any purpose other than to provide a general impression of the property. The actual layout and dimensions of the property may vary from the floor plan.

DESCRIPTION

A ground floor workshop/warehouse of approximately 3,400 sq ft with additional mezzanine level comprising a well presented office, staff area/kitchenette and further workshop space. Benefits include an electric roller shutter and 3-phase power. Most recently occupied by a bespoke furniture making business the unit would suit a similar use or variety of other uses subject to consents.

LOCATION

The unit is located within Tower Lane Business Park, Warmley within close proximity to the ring road (A4174). The ring road provides a key link between the A4 and Bath to the south and the M32 and M4 to the North.

LEASE DETAILS

The unit is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

BUSINESS RATES

The ratable value effective from April 2017 is £15,750.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VIEWINGS

By appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.