



Unit 12, 306 Estate, Brislington
Industrial Unit To Let

£31,500 pax
2,066 sq ft (191.93 sqm)



Front Entrance



Rear Entrance and secure yard

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 the replacement of its roof, new electric roller shutter doors, LED lights and redecoration throughout.

Now complete, the property provides high quality open-plan space, with WC facilities.

The property also benefits from a secure yard approx. 305.19 m² (0.07 acres).

Size & Floors

Unit 12	2,066 sqft	191.93 sqm
Yard	3,285 sqft	305.19 sqm
Total Site Area	5,351 sqft	497.12 sqm

Use

Class E – Suitable for industrial purposes, storage and distribution, offices.

Services

- Phase three electrics
- Electric roller shutters
- Connected to water and gas mains
- Secure yard

Terms

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 (£14psf + £1.50psf useable yard).

VAT

Value Added Tax is chargeable on this property.

Service Charge

There is a variable estate service charge currently £2,158 per year.

Business Rates

Rateable Value: £15,750

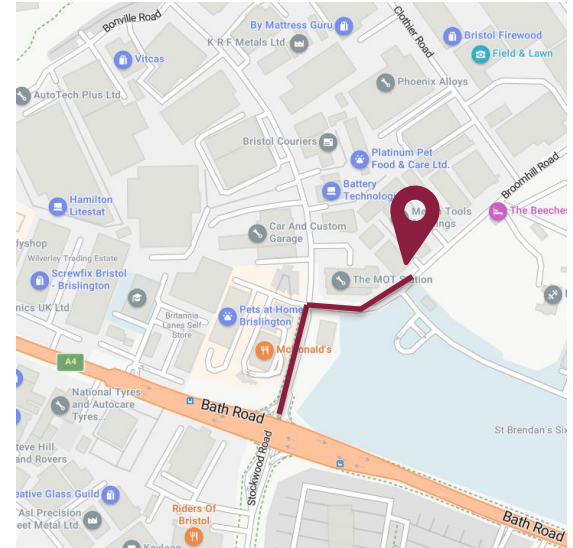
Rates Payable (2023/24) 49.9p in the £

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

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Map



Energy Performance

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

Anti-Money Laundering

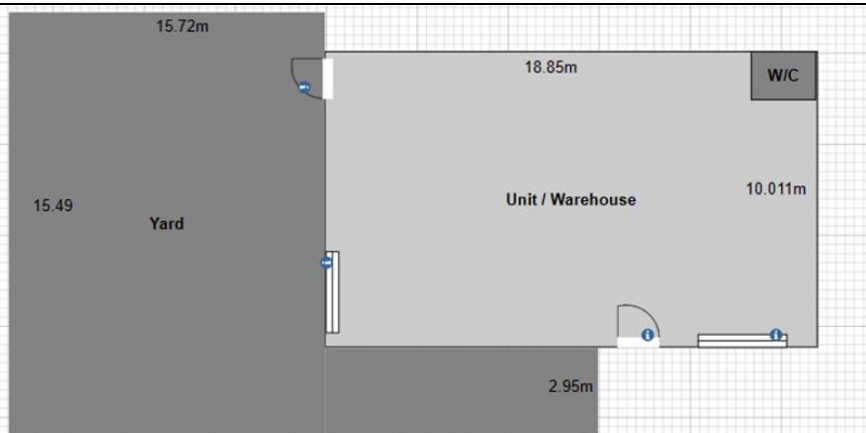
Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.

Unit 12, 306 Estate

Broomhill Road, Brislington, BS4 5RG

0117 933 9915

www.hootons.co.uk



Floorplan purely for indicative purposes.

Not to scale

Unit 12
306 Industrial Estate
242-244 Broomhill Road
BRISTOL
BS4 5RG

Energy rating

A

Valid until
26 November 2033

Certificate number
9064-3066-1368-7102-5038

Energy Performance Certificate.

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