



Unit 7 Days Road, St Philips. BS2 0QS

Industrial Unit To Let/May Sell

£17,500 pa

2,046 sq ft (189.52 sqm)



First floor office space

## Location

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Days Road Commercial Centre is situated in St Philips, just off Days Road and the St Philips Causeway. St Philips is a very popular industrial location which benefits from excellent road networks with easy and close access to the M32, the A4 Bath Road, Bristol City Centre and Temple Meads railway station located one mile to the west.

## Description

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The property comprises a mid-terrace modern warehouse, constructed of steel portal frame construction with a pitched roof. The external envelope consists of insulated steel profile sheet cladding. The unit also benefits from electric security shutters front and rear as well as gas central heating.

The office accommodation is situated at ground and first floor. The accommodation provides suspended ceilings with fluorescent recessed lighting.

4 Car parking spaces are located at the front of the unit.

## Size & Floors

	Sq Ft	Sq M
Ground floor	1,035	96.18
First floor	1,011	93.93
<b>Total</b>	<b>2,046</b>	<b>189.52</b>

## Use

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

## Services

- Phase three electrics
- Connected to water and gas mains

## Proposal

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to three yearly rent reviews. Alternatively consideration may be given to a sale of freehold interest.

## Rent

£17,500 per annum exclusive.

## VAT

Value Added Tax is chargeable on this property.

## Business Rates

Rateable Value: £21,000

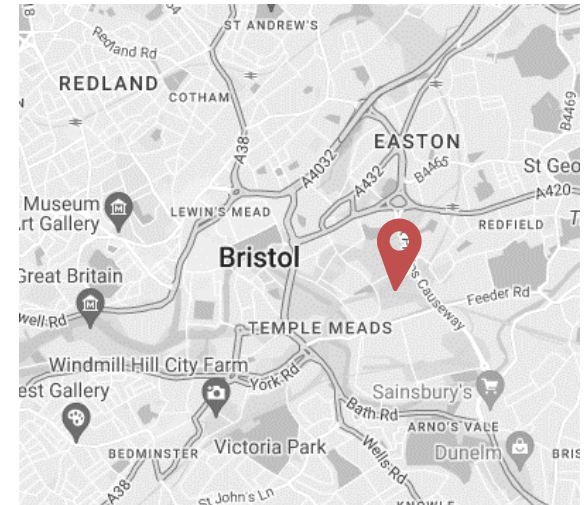
Rates Payable (2023/24) 49.9p in the £

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

Unit 7 The Commercial Centre, Days Road St. Philips BRISTOL BS2 0QS	Energy rating <b>C</b>
Valid until <b>8 March 2033</b>	Certificate number <b>2367-1127-0922-8211-5787</b>



## Viewings & Further Information

Viewings strictly by prior appointment

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