

Hootons.



Unit 2 Satellite Business Park
Industrial Unit To Let

£32,500 pa
4,648 sq ft (431.77 sq m)



Location

Situated in East Bristol, near the Junction of Netham Road and Blackwarth Road, providing easy access to the A420 and A4320, linking to Junction 3 of the M32, and subsequently Junction 19 of the M4 Motorway.

Description

The property is of steel frame construction with blockwork internal walls and a clad/brick frontage, under a steel clad roof. The minimum eaves height is 5.2 metres and there is a steel sliding warehouse door measuring 3.49 m wide and 4.40 m high. The unit benefits from 4 parking spaces, WCs, and a few small offices.

Size & Floors

	Sq Ft	Sq M
Ground floor Warehouse	4,377	405.96
First floor Offices	278	25.81
Total	4,648	431.77

Use

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

Services

- Phase three electrics
- Connected to water and gas mains
- Min Eaves 5.2 m
- 4 Parking spaces
- Gas blower heater

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of 5 years. A longer term with regular rent reviews would also be acceptable. Leases will be outside the 1954 LLT act.

Rent

£32,500 per annum exclusive.

VAT

Value Added Tax is chargeable on this property.

Service Charge

There is a variable estate service charge which includes insurance, external repairs etc. This is currently £587.50 per month.

Business Rates

Rateable Value: £29,000

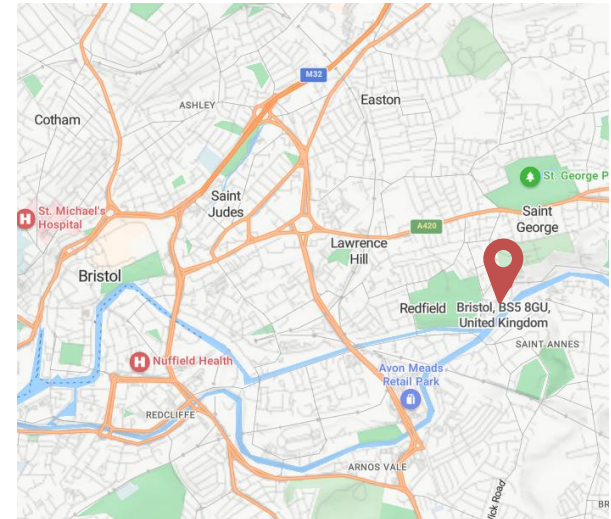
Rates Payable (2024/25) 49.9p in the £

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 2, Satellite Business Park Blackswarth Road BRISTOL BS5 8GU	Energy rating C
Valid until 8 June 2025	Certificate number 0760-0235-9099-7106-5006



Viewings & Further Information

Viewings strictly by prior appointment

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