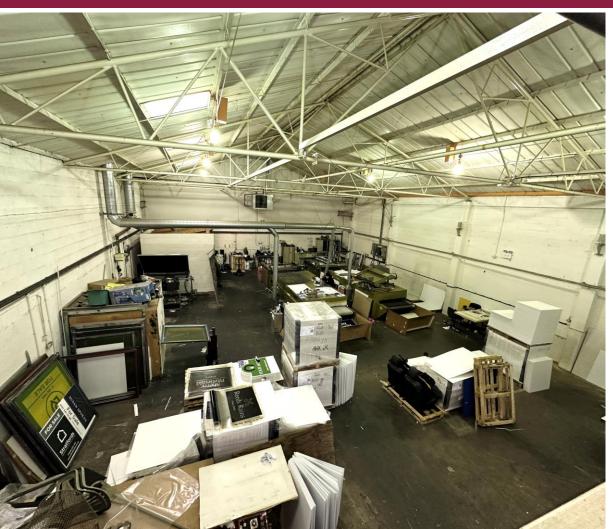


Unit 2 Satellite Business Park Industrial Unit To Let

£32,500 pa 4,648 sq ft (431.77 sq m)



#### Location

Situated in East Bristol, near the Junction of Netham Road and Blackswarth 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

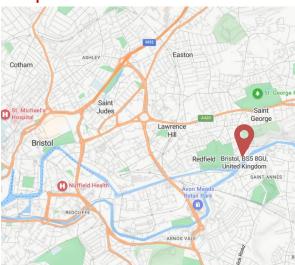
Rates Payable (2024/25) 49.9p in the £

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**





## Viewings & Further Information

Viewings strictly by prior appointment

Ben Newton 0117 933 9915 ben@hootons.co.uk Steve Cullis 0117 933 9915 steve@hootons.co.uk



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