

Hootons.

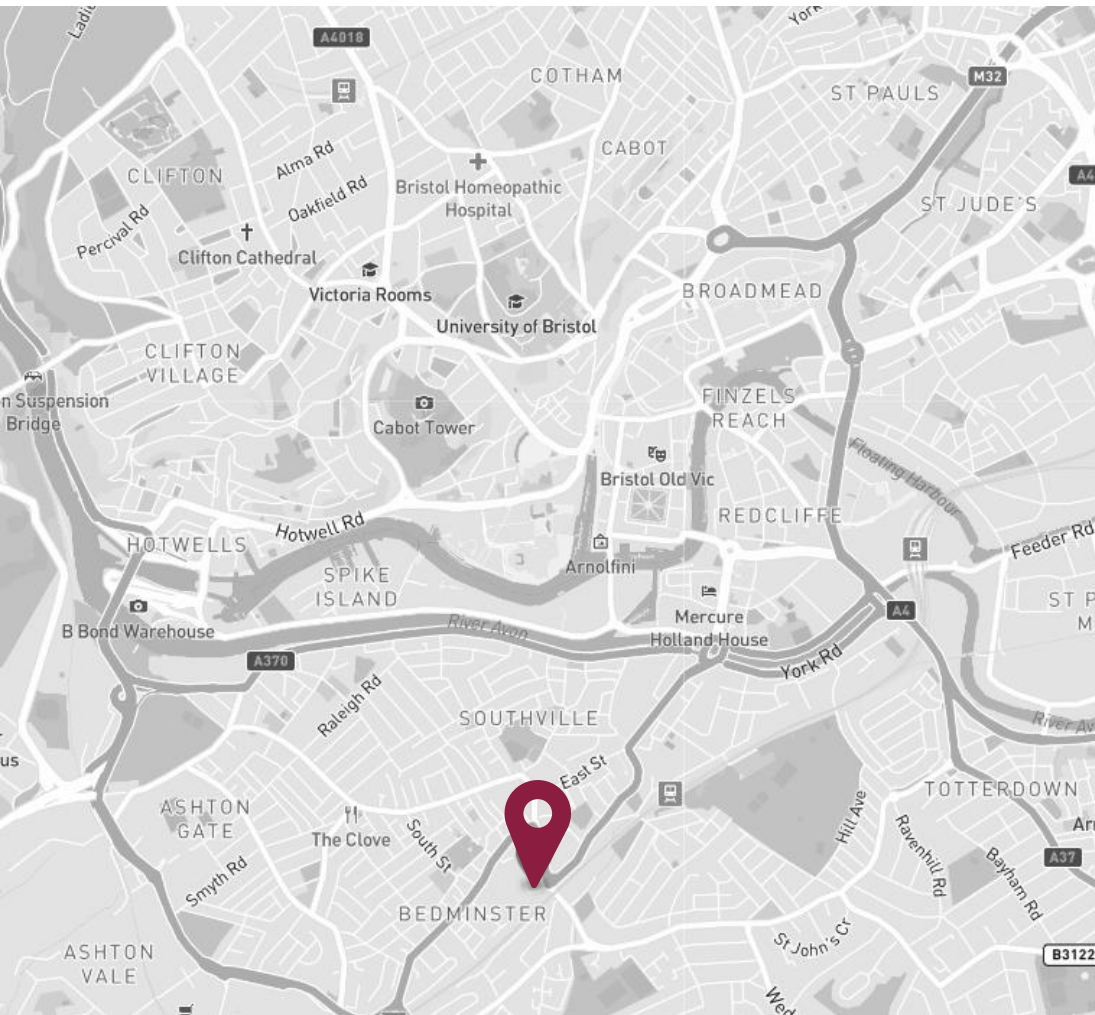


Unit 3 Sheene Court, Bedminster

Leasehold industrial building

£32,370 pa

2,158 sq ft (200 sqm)



Description

This industrial/warehouse unit has brick elevations and steel cladding with an asbestos cement sheet roof, incorporating translucent roof lights. The minimum eaves height is 4.32m and the door has dimensions of W 3.55 x H 4.50m. The property benefits from a gas blower heater, central heating boiler and W.C.

Location

Sheene Court overlooks the busy thoroughfare of Sheene Road linking West Street and St Johns Lane in Bedminster. The City Centre is approximately 1 mile to the north east and there is access to both the M5 via the A4 Portway and M4 motorway via the M32.

Unit 3 Sheene Court
Sheene Road, Bedminster, Bristol, BS3 4EG

0117 933 9915
www.hootons.co.uk

Terms

The landlord is seeking a Full Repairing and Insuring lease for a terms to be agreed. Depending on financial strength of an incoming tenant a 3-6 month deposit may be required.

Use

Class B2 & B8 – Suitable for General Industrial and Storage and Distribution purposes.

Services

- Phase three electrics
- Connected to water mains

VAT

All figures are exclusive of VAT.

Size & Floors

	SQ FT	SQ M
TOTAL	2,158	200.50

Rent

£32,370 per annum exclusive

Business Rates

Rateable Value: £14,250

Rates Payable (2020/21) 49.9p in the £

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

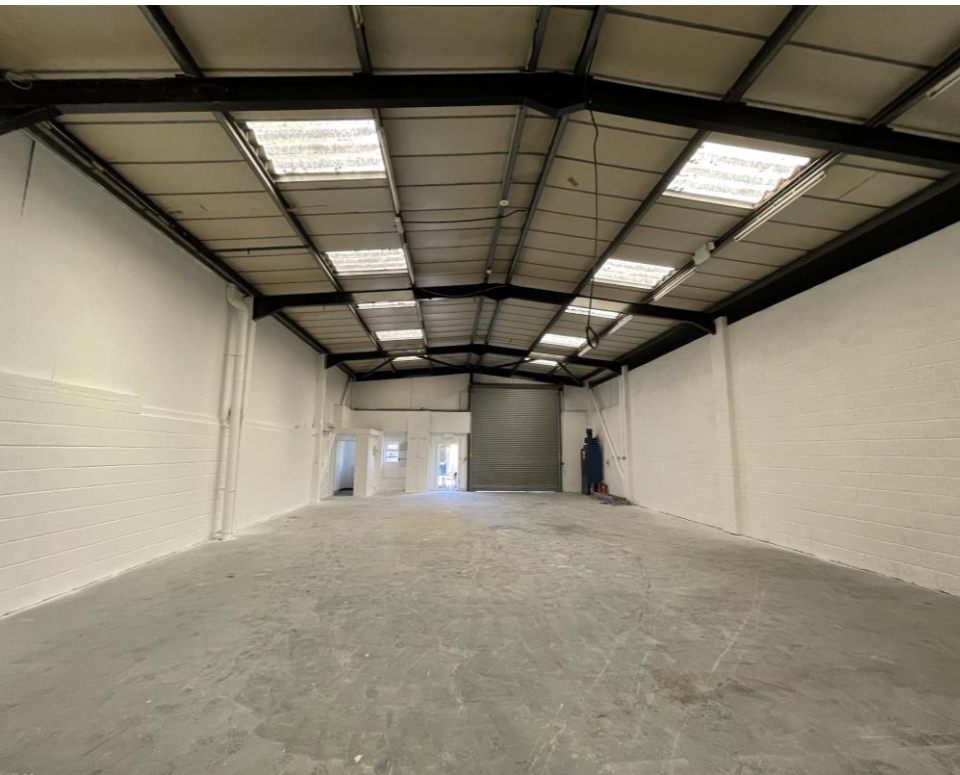
Each party will be responsible for their own legal costs in connection with this transaction.

Map



Energy Performance

Unit 3 Sheene Court Industrial Estate, Sheene Road BRISTOL BS3 4EG	Energy rating D
Valid until 13 November 2028	Certificate number 9381-3049-0781-0390-3705



Viewings & further information

Viewings strictly by prior appointment

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