

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.

#### **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.

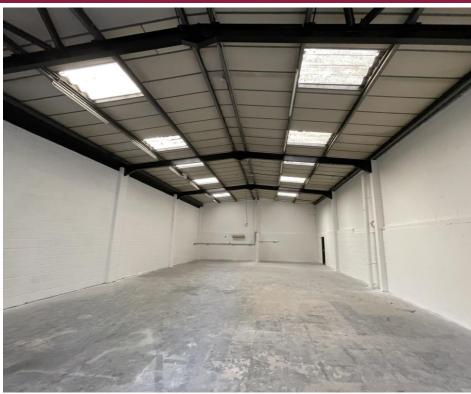
#### Map



## **Energy Performance**







## Viewings & further information

Viewings strictly by prior appointment

Ben Newton 0117 933 9915 ben@hootons.co.uk **George Hooton** 0117 933 9916 george@hootons.co.uk

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