



Unit 5 Neads Court, Knowles Road, Clevedon BS21 7XS  
**Monthly rent of £1,200**

Steven  
*Smith*

Situated in a level position close to Clevedon Sea Front, this well presented commercial unit is likely suit a wide range of business uses. Comprising of showroom area and two generous storage areas, there is convenient access to the front via a roller door which will make loading and unloading of stock and equipment a breeze. In addition, there is a good size office and both a kitchenette and cloakroom for comfort. Available immediately, this is a great opportunity for those looking to start or expand their business.

### **Accommodation (all measurements approximate)**

Front door opens to:

#### **Hall**

Then opening to:

**Showroom 1 14' 10" x 11' 2" (4.52m x 3.40m)**

Opening to:

From Neads Court a roller door opens giving access to the:

**Main Storage Area 18' 8" x 15' 7" (5.69m x 4.75m)**

Opening to:

**Storage Area 2 27' 1" x 8' 5" (8.25m x 2.56m)**

With high vaulted ceiling. Door opens to:

**Office 16' 6" x 8' 10" (5.03m x 2.69m)**

From this area a door then opens to the:

#### **Kitchenette**

With wall and base units with working surfaces, stainless steel sink.

#### **WC**

Suite of WC, washhand basin.

#### **The Terms:**

**Rent per calendar month: £1,200**

**Term: 3 years (break clause negotiable)**

**Services: All services connected (payable by the tenant)**

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#### **Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### **Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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