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**STORAGE UNIT  
SUITABLE FOR MULTIPLE USES**  
(subject to necessary planning consent)

**TO LET**

**CLEVEDON LANE, CLEVEDON, BS21 7AG**



- **UNIT WITH POTENTIAL FOR OFFICE ACCOMMODATION SITUATED CLOSE TO CLEVEDON**
- **PARKING AND YARD AREA**
- **12,000 SQ FT (1,114.84 SQ M) APPROX GROSS INTERNAL AREA**
- **SUITABLE FOR STORAGE OR A VARIETY OF USES (SUBJECT TO NECESSARY PLANNING CONSENTS)**
- **LOW RENT OF ONLY £3 PSF**

SUBJECT TO CONTRACT

## LOCATION

The unit is located in a rural location on Clevedon Lane 3 miles from Clevedon town centre, and providing quick access to junction 20 of the M5. The ease of access to the motorway network means that both Bristol to the North and Taunton and Exeter to the South are easily accessible.

## DESCRIPTION

The unit comprises a single warehouse with a steel portal frame construction, brickwork and sheet profile clad elevations, roof lights and sliding access door. The floor of the property is compacted hardcore. The property currently provides warehouse space, but office accommodation and WCs could easily be created with the services already in place to do so.

The unit benefits from a hardcore yard area for parking.

## ACCOMMODATION

The property provides the following approximate gross internal areas:-

<b>Total GIA</b>	<b>12,000 sq ft</b>	<b>(1,114.84 sq m)</b>
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## TENURE

The property is available by way of a new full repairing and insuring lease, the terms of which are to be agreed.

## RENT

The quoting rent for the unit is £3 per square foot.

## RATES

The rateable value for the property for the year 2020 / 2021 is currently £6,100. We would recommend that all interested parties make direct enquiries with the relevant rating authority or at [www.voa.gov.uk](http://www.voa.gov.uk)

Occupiers may be eligible for small business rates exemption.

## LEGAL COSTS

Each party to pay their own legal costs.

## ENERGY PERFORMANCE CERTIFICATES

We have been informed that currently an EPC assessment is not required as the site is classed as low energy usage.

## VAT

All prices quoted are exclusive of VAT, if applicable

## VIEWING ARRANGEMENTS

Strictly by appointment only through the joint agents;

Burston Cook  
F.A.O. Charlie Kershaw MRICS  
Tel: 0117 934 9977  
Email: [charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**AUGUST 2022**

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.