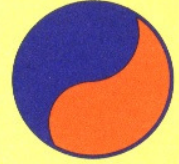


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

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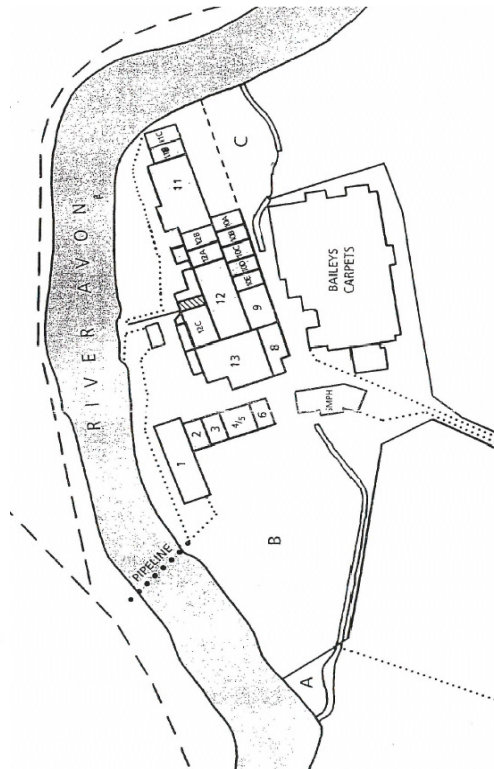


BURSTON COOK

FLEXIBLE LEASES AVAILABLE

TO LET

**WORKSHOP/INDUSTRIAL UNITS
BROADMEAD LANE INDUSTRIAL ESTATE,
KEYNSHAM, BRISTOL, BS31 1ST**



- **UNITS FROM 1,877 SQ FT (174.38 SQ M) - 4,200 SQ FT (390.02 SQ M)**
- **FLEXIBLE LEASE TERMS AVAILABLE**
- **ON AN ESTABLISHED INDUSTRIAL ESTATE**
- **ATTRACTIVE SITUATION BORDERING THE RIVER AVON**
- **GOOD ACCESS FROM AVON RING ROAD (A4174) TO THE A4 BETWEEN BRISTOL & BATH**
- **UNITS FROM ONLY £4.75 SQ FT, EXCLUSIVE**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

Broadmead Lane Industrial Estate is an established business location, situated to the north of the Ashmead Trading Estate, giving very good access to the A4 Keynsham bypass between Bristol and Bath and direct access across East Bristol via the Avon ringroad (A4174).

DESCRIPTION

Units 3, comprises part of a terrace of modern steel portal framed industrial units with full height steel roller shutter doors and elevations of part block and part profile steel cladding with a steel insulated pitched roof. The eaves height is approximate 6.3 metres.

Unit 12a, 12b & 13 provide traditional stone built warehouse/industrial units under pitch and tiled roofs with access vial roller shutter doors.

TENURE

Available by way of a new flexible lease for a term of years to be agreed.

ACCOMMODATION & QUOTING PRICES

All areas and dimensions are approximate.

Unit	Accommodation	Sq ft/Sq m
3	Industrial Workshop	1,877 sq ft (174.38 sq m)
12a	Industrial Workshop	2,140 sq ft (198.8 sq m)
12b	Industrial Workshop	2,140 sq ft (198.8 sq m)
13	Industrial Workshop	4,200 sq ft (390.02 sq m)

QUOTING RENT

£4.75 per sq ft, exclusive.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

VAT

All prices quoted, are exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents:-

Burston Cook

FAO: Andrew Oliver / Julian Cook

Tel: 0117 934 9977

Davies & Way

FAO: Michael Ashbee

Tel: 0117 9863681

SUBJECT TO CONTRACT

**SEPTEMBER 2008
(Amended September 2011)**

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.