

Chartered Surveyors

& Commercial Property Consultants

Partners

DJ Burston BSc FRICS

JPH Cook FRICS

JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN

Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633

Email: [commercial@burstoncook.co.uk](mailto:commercial@burstoncook.co.uk)

website: [www.burstoncook.co.uk](http://www.burstoncook.co.uk)



**BURSTON COOK**

**THE TIME TO BUY...**

## **FOR SALE (MAY LET)**

*Rare opportunity to purchase your own unit ... Why not take advantage of low interest rates to own your own unit potentially saving money and creating a valuable investment for the future!*

# **UNIT 6 SOUTHFIELD TRADING ESTATE, NAILSEA, BRISTOL, BS48 1JE**



- **RARE FREEHOLD OPPORTUNITY**
- **END TERRACE INDUSTRIAL WAREHOUSE UNIT WITH OFFICES**
- **5,554 SQ FT (CIRCA 516 SQ M)**
- **LARGE PARKING AND YARD AREA**
- **ONLY £299,950, EXCLUSIVE**
- **GOOD LOADING ACCESS**

**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

The property is situated off Southfield Road on the well established Southfield Trading Estate in Nailsea.

Southfield Trading Estate is situated on the east side of Nailsea with close access to the town centre, the A370 and the B3130 roads.

## DESCRIPTION

The property comprises a concrete portal frame warehouse with brick elevations and partial cladding to the apex of the front and rear elevation. Internally, the warehouse benefits from an eaves height of approximately 18 ft (5.5m) and is accessed via a single sliding folding goods doorway to the front elevation with a separate pedestrian entrance providing access to ground floor offices, WCs and the first floor offices.

The property also provides a large concrete surface yard area, with an additional 11 car parking spaces.

## ACCOMMODATION

From our on-site measurements in accordance with the RICS Code of Measuring Practice (sixth edition): -

Ground Floor Warehouse	4,822 sq ft	(448 sq m)
First Floor Offices	732 sq ft	(68 sq m)
<b>Total</b>	<b>5,554 sq ft</b>	<b>(516 sq m)</b>

## TENURE

The freehold is available to purchase.

Alternatively the landlord may consider leasing the unit, subject to suitable lease terms, by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENTAL/PRICE

Price - £299,950.

Rental - Price on application.

## RATES

The property is listed as factory and premises with a rateable value of £18,500 ([www.voa.gov.uk](http://www.voa.gov.uk)).

The approximate rates payment will be £8,550 per annum, exclusive (April 2008/2009)

## VAT

All prices quoted are exclusive of VAT if applicable.

## LEGAL COSTS

Each party to pay their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents: -

Burston Cook

FAO: Andrew Oliver MRICS/Jayne Rixon MRICS/Julian Cook FRICS/Sarah Bicknell

Tel: 0117 934 9977

Fax: 0117 930 0633

## SUBJECT TO CONTRACT

SEPTEMBER 2008

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 consultants if they have any concerns about asbestos and asbestos related issues.