

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

FOR SALE/TO LET

UNIT 7 ST MARTINS INDUSTRIAL PARK, MOOR END FARM AVENUE, AVONMOUTH, BRISTOL, BS11 0RS



- **LEASEHOLD OR FREEHOLD OPPORTUNITY**
- **NEW AND REFURBISHED HYBRID INDUSTRIAL UNIT**
- **STORAGE/WAREHOUSE WITH GOOD QUALITY FIRST FLOOR OFFICE ACCOMMODATION**
- **5,313 SQ FT (493.6 SQ M)**
- **TO PURCHASE - £495,000**
- **TO LEASE - £6.50 PER SQ FT**

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 located within a small development known as St Martins Industrial Park within the established Cabot Park development in Avonmouth. Access to the property on Moor End Farm Avenue is via St Andrews Road (A403), which in turn provides access to the motorway network via junction 18 of the M5 and junction 22 of the M4/M49. Bristol city centre is approximately eight miles to the south.

DESCRIPTION

The property comprises a mid terrace industrial/distribution unit of steel portal frame with blockwork walls and external steel profile sheet clad elevations and a pitched insulated steel profile sheet clad roof with translucent light panels. The ground floor incorporates solid concreted floor, blockwork walls, fluorescent strip lighting, disabled WC facilities and the ability to either have separate stores or a reception area and office to the front of the unit.

Access is via a roller shutter door 5.5 m wide x 2.35 m high or a separate powder coated aluminum framed double glazed pedestrian entrance. The internal height to the underside of the first floor is 2.64 m. Externally there is a tarmacadam yard/parking area. The industrial estate is self-contained and secure via a communal entrance.

The first floor has been fitted to provide office accommodation with associated kitchen and WC facilities. It is currently finished to a shell specification with plastered walls and mains services. The landlord is, however, willing to fit-out the office accommodation to suit any occupier to include all or some of the following: -

- ◆ Carpet floors
- ◆ Perimeter trunking
- ◆ Suspended ceilings
- ◆ Category II lighting
- ◆ Central heating, air conditioning or comfort cooling

ACCOMMODATION

The building has been measured in accordance with the RICS Code of Measuring Practice (sixth edition) and provides the following approximate areas: -

Ground Floor	Warehouse/Storage	2,854 sq ft	(265.12 sq m)
First Floor	Office/Additional Storage	2,459 sq ft	(228.46 sq m)
Total GIA		5,313 sq ft	(493.60 sq m)

TENURE

The premises are available to purchase on a freehold basis.

Alternatively, the premises are also available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL/PRICE

Price - £495,950.

Rental - £6.50 per sq ft, exclusive

RATES

The rates have not yet been assessed.

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 or Sarah Bicknell

Tel: 0117 934 9977

SUBJECT TO CONTRACT

AUGUST 2009

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.