

# INDUSTRIAL UNIT TO LET / FOR SALE

Unit 2 Windmill Business Park, Clevedon, BS21 6SR



- **2,694 sq ft (250 sq m)**
- A modern, mid-terraced warehouse, ideal for storage and distribution uses.
- Dedicated parking to the front of the unit.
- Easy access to Junction 20 of the M5 and within 12 miles of Bristol.
- Established commercial location.

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

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## LOCATION

The property is located on Windmill Road, just off Kenn Road in the popular and well-established Clevedon town. The M5 is accessed via Junction 20, approximately 1.5 miles to the north and Bristol is approximately 12 miles to the north-east.

## DESCRIPTION

This mid terraced unit provides good quality, centrally heated two storey office and ancillary accommodation, incorporating male and female WC facilities and a kitchenette on ground floor level.

The workshop is accessed via a single up and over door, and provides a minimum eaves height of 6m, rising to 7m at the apex, under a steel portal frame.

Externally the unit benefits from a concrete forecourt and 5 dedicated car spaces.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor area of 2,694sq ft (250 sq m).

## TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. The freehold is also available to purchase.

Quoting terms and price available upon application to the agents.

## PLANNING

The unit is currently used for storage & distribution (B8) and verification of other uses needs to be made with the local authority.

## BUSINESS RATES

The property has a Rateable Value of £27,350 as of 1st April 2023.

## EPC

The property has been assessed with an energy rating of C (67). Certificate available on request.

## VAT

Status to be confirmed.

## LEGAL FEES

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



## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Tom Gibbons or Chloe Burston

Tel: 01934 261 828 / 0117 314 9952

Email: [tg@burstoncook.co.uk](mailto:tg@burstoncook.co.uk) or [chloe@burstoncook.co.uk](mailto:chloe@burstoncook.co.uk)

## SUBJECT TO CONTRACT

April 2023

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Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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