TO LET—LIGHT INDUSTRIAL AND STORAGE UNITS
Stepstones Farm, Halfyard Langford, Bristol, BS40 5HS

- Under Refurbishment

- Unit sizes from 2,302 sq ft—2,668 sq ft sq ft

- On site parking and open yard space

- Rare opportunity to acquire units in a rural location with excellent and fast transport links to Bristol City Centre and Bristol Airport

BURSTON COOK

0117 934 9977

LOCATION
The units are located in Halfyard Langford, which is only 5 miles from Bristol Airport and 14 miles from Bristol City Centre. There is excellent access onto the A38, ensuring quick road links to the Airport and Bristol City Centre to the North, and junction 21 of the M5 motorway to the South.

DESCRIPTION
The units are currently under refurbishment and will provide light industrial/ warehouse space with concrete floors, covered loading area and designated parking area.

ACCOMMODATION
There are three units available with the following Gross Internal Areas

Unit 1— 2,668 sq ft (247.87 sq m)
Unit 2— 2,556 sq ft (237.46 sq m)
Unit 3— 2,302 sq ft (213.86 sq m)

TERMS
The units are being offered on a leasehold basis, the terms of the lease are to be agreed.

A small estates charge will also be payable towards the upkeep of the estate.

RENT
The quoting rent for the units is £6.50 per sq ft.

EPC
The property is in the process of being refurbished and an EPC will be made available as soon as possible.

BUSINESS RATES
The property is yet to be assessed by the rating authority as it is not yet complete, we would be happy to discuss the potential business rates costs for the building with interested parties

VAT
The property is elected for VAT and so VAT will apply to all rent and charges.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the sole agent:

Burston Cook
FAO: Charlie Kershaw MRICS
Tel: 0117 934 9977
Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT
August 2023

BURSTON COOK
0117 934 9977