

LIGHT INDUSTRIAL UNIT TO LET

Unit 9, Windmill Farm Business Centre, Barton Street, Bedminster, Bristol, BS3 4DB



- Fantastic city centre location
- 1,619 sq ft (150.4 sq m)
- High quality first floor office
- Quoting rent only £24,000 per annum, exclusive.



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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COOK**
0117 934 9977

LOCATION

Bedminster is a major suburb of Bristol, located approximately 1 mile south of the city centre. The subject property forms part of the Windmill Farm Business Centre, which is located off East Street, which is the main retailing thoroughfare in Bedminster, with access via Bartley Street. The Business Centre is a very popular location for small businesses due to its central location and close proximity to both commercial and residential areas of the city. The property benefits from excellent road links in and out of the city.

DESCRIPTION

The unit is of steel portal frame construction with blockwork elevations and an internally lined and insulated plastic-coated steel sheet roof. The property has a single up and over roller door and a separate pedestrian access door. The unit benefits from two demised parking spaces to the front. Internally, the unit provides storage / workshop space with a single WC at ground floor level and an office, kitchenette and WC at first floor level.

ACCOMMODATION

The unit has the following approximate gross internal area:

Ground Floor:	1,021 sq. ft (94.85 sq. m)
First Floor:	598 sq. ft (55.55 sq. m)
Total:	1,619 sq. ft (150.40 sq. m)

QUOTING TERMS

The property is available to let on a new lease, the terms of which are to be agreed. There will be an annual estates charge payable, more information available on request.

RENT

Quoting Rent £24,000, exclusive of VAT.

BUSINESS RATES

The Rateable Value for the year 2023/24 is £13,750. Businesses may be eligible for small business total rates exemption and all interested parties should make their own enquiries with the council rating department.

EPC

An EPC has been commissioned for the property, a copy of which will be provided upon request.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

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: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: Charlie@burstoncook.co.uk

SUBJECT TO CONTRACT



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

