Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

FOR SALE / TO LET

INDUSTRIAL PREMISES, KINGSLAND CLOSE, BARTON MANOR, BRISTOL, BS2 0RJ

NEWLY CONSTRUCTED DETACHED INDUSTRIAL UNIT

- **DETACHED INDUSTRIAL UNIT FOR SALE / TO LET**
- **EXCELLENT OPPORTUNITY FOR OCCUPIERS OR INVESTORS**
- **2,144 SQ FT (199.22 SQ M)**
- **QUOTING RENT £20,000 PER ANNUM, EXCLUSIVE**
- **QUOTING PRICE £300,000, EXCLUSIVE**

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 on Kingsland Close in the popular and central industrial area of Barton Manor within Bristol. Bristol Temple Meads is approximately 0.5 km from the subject property, providing excellent rail links. Access to the motorway network is via the M32, which is situated approximately 1 km north of the property, providing excellent road communication links. There are a wide range of commercial and business occupiers in close proximity to the unit.

DESCRIPTION
The property is a detached industrial unit which has recently been built and is of steel frame construction with blockwork elevations at lower level and metal sheet profile cladding to the higher elevations. There is a sheet profile clad roof which incorporates translucent light panels and the unit also benefits from powder-coated aluminum double glazed window units at ground and first floor level, providing excellent natural light.

The property has a minimum eaves height of 5.7m and a maximum eaves height of 7.2m to the apex of the roof and as such, a future occupier would be able to install a mezzanine within the property, if required.

The property presents as a shell specification with gas, electric and water services capped off ready for an occupier to carry out their own fit out. The unit has a large up and over shutter door measuring 4.75m in height and 4m in width and the unit also benefits from a separate pedestrian door.

To the front of the unit is a tarmac covered area which provides parking for approximately 4 cars.

ACCOMMODATION
We confirm that the property has the following approximate Gross Internal Area in line with the RICS Property Measurements Standards (1st Edition, May 2015):-

Total	**2,144 sq ft**	**(199.22 sq m)**

TENURE
The property is offered to let by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, the freehold interest of the property is to be offered for sale with vacant possession.

QUOTING RENT
£20,000 per annum, exclusive.

QUOTING PRICE
£300,000, exclusive.

BUSINESS RATES
We recommend that interested parties make their own enquiries direct with Bristol City Council in relation to business rates given that the property appears to not be assessed for business rates at this stage since it has only recently been constructed.

PLANNING
We understand that the property benefits from B1 / B2 / B8 Use.

ENERGY PERFORMANCE CERTIFICATE
A copy of the EPC can be made available upon request.

VAT
We understand that the property is elected for VAT and therefore VAT is payable on the purchase price and the rent.

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

VIEWING AND FURTHER INFORMATION
Strictly by appointment with the sole agents:-
Burston Cook
FAO: Tom Coyte MRICS or Charlie Kershaw MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk / charlie@burstoncook.co.uk

SUBJECT TO CONTRACT **MAY 2018**

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.