

INDUSTRIAL PREMISES TO LET

Kingsland Close, Barton Manor, Bristol, BS2 0RJ



- Detached industrial unit to let
- Superb city centre location
- Excellent opportunity for occupiers
- Approximately 2,144 sq ft (199.22 sq m)
- New lease available
- Quoting rent £32,160 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

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 aluminium 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:

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

£32,160 per annum, exclusive.

PLANNING

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

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BUSINESS RATES

We recommend that interested parties make their own enquiries direct with Bristol City Council.

EPC

An EPC has been commissioned and a copy of the report 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 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

June 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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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