

# 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

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 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.

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## 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](mailto:charlie@burstoncook.co.uk)

## SUBJECT TO CONTRACT

August 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.

