

MODERN INDUSTRIAL BUSINESS UNIT—TO LET

Unit 1 Estune Business Park, Long Ashton, Bristol, BS41 9FH



- Modern industrial business unit to let
- New build and approximately 1,100 sq ft GIA
- 3 allocated car parking spaces plus 4 visitor car parking spaces
- Presenting to a very high standard throughout
- Rent only £17,500 pax + VAT



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 in an excellent location in Long Ashton, 3 miles to the south of Bristol city centre.

There is a good mix of residential and commercial occupiers within the vicinity. The property benefits from excellent connectivity with the nearby A370 providing access to the M5 motorway to the south and to Bristol city centre and the ring road to the north.

DESCRIPTION

The property comprises a modern business industrial unit presenting to a high standard, offering smart accommodation.

The property was constructed approximately 3 years ago and comprises a first floor office with WC facilities below. In addition there is a workshop / storage area with an up & over access door, 3.12m wide and 3.23m high. The unit benefits from 3 phase electrical supply and has a maximum eaves of 5.65m and a minimum eaves of 3.80m. The warehouse floor has a painted finish.

The unit benefits from air source heat pump with radiators and there is also a CCTV system in situ. Externally to the front is a small yard and car parking facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor area of approximately 1,100 sq ft.

TENURE

The property is available to let by way of an assignment of the existing full repairing and insuring occupational lease, which expires 3rd July 2027.

There is an annual service / estates charge of £615 plus VAT.

RENT

The current rent is £17,500 per annum, exclusive.

BUSINESS RATES

The property benefits from small business rates relief at present.

Interested parties are advised to make their own investigations to establish the exact rates payable

VAT

All prices are exclusive of VAT. The property is VAT elected.

EPC

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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: Tom Coyte MRICS or Tobias Jones

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk / tobias@burstoncook.co.uk

SUBJECT TO CONTRACT

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