

Quoting Rent:

Rent on Application

The Property:

The premises comprises an end of terrace industrial/warehouse unit with a ground floor office, providing the following approximate Gross Internal Floor Areas:

Warehouse:

2,766 sq ft (257.00 sq m)

Ground Floor Office:

290 sq ft (26.97 sq m)

TOTAL

3,056 sq ft
283.97 sq m

Unit 5 Hemingway Centre, Brunel Way, Thornbury, Bristol, BS35 3UR

Established North Bristol Light Industrial / Distribution Location With Good Transport Links.

Highlights

- **To Be Fully Refurbished**
- End Of Terrace Unit
- 4.7m Minimum Eaves
- Surface Level Roller Shutter Door
- 5 Allocated Car Parking Spaces
- 5 Miles From J16 Of The M5 Motorway

The Location

Nearby Neighbors

- Screwfix
- Howdens
- Kwik Fit
- Royal Mail
- Gist Limited

Connectivity

Thornbury Town Centre

0.5 miles

J16 of M5

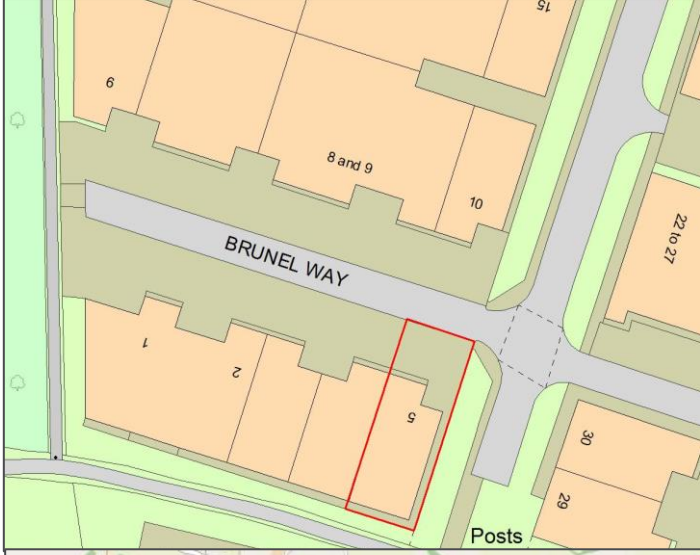
5 miles

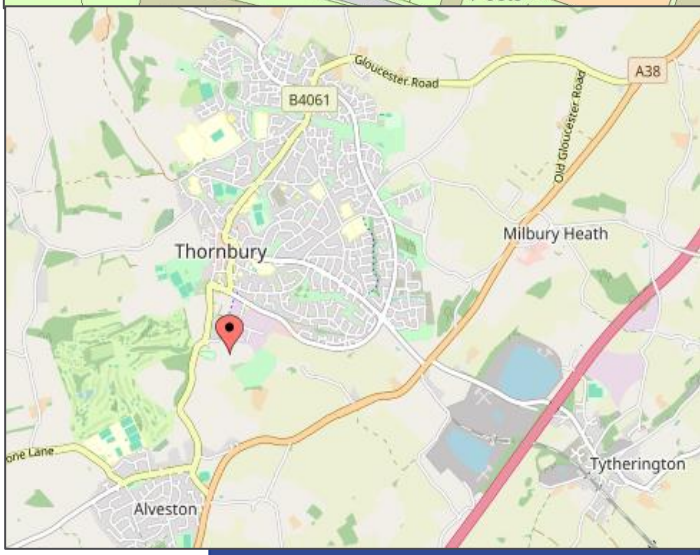
Bristol City Centre

15 miles

Amenities

- 4.7m Minimum Eaves
- End Of Terrace Unit
- Ground Floor Office Accommodation
- W/C & Kitchenette Facilities
- Surface Level Access Roller Shutter Door
- 5 Allocated Car Parking Spaces





Description

Unit 5 Hemingway Centre comprises a modern end of terrace warehouse/industrial unit that has been built around a concrete frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor, 4.7m minimum eaves (15ft 5") and ground floor office accommodation. The property also benefits from two WCs and a kitchenette .

Loading access is provided via a surface level loading door as well as a separate pedestrian door to the front elevation.

Externally the property benefits from a designated loading area and 5 allocated car parking spaces.

Tenure

The property is available in by way of a new full repairing and insuring lease - subject to refurbishment.

Rent

Rent on application.

VAT

All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

The property has an EPC "D" rating.

Contacts

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