russell
PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL/LOGISTICS, TRADE COUNTER TO LET

£12 per sq ft

5,640 sq ft

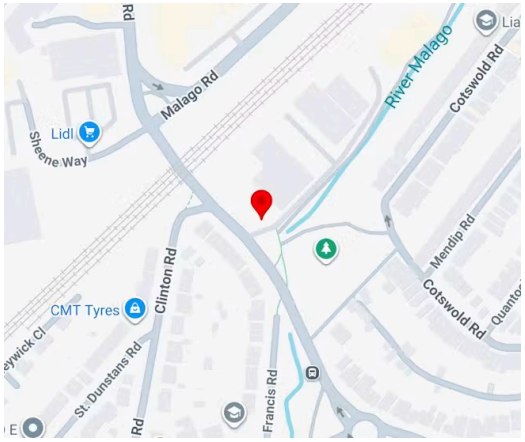
Unit A Malago Vale Trading Estate, St Johns Lane, Bristol, BS3 5BQ

Established trade counter location with other nearby surrounding occupiers including Screwfix, Yesss Electrical, and Edmundson.

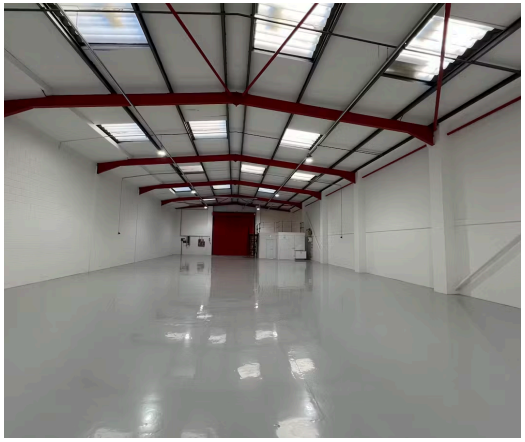
- Trade counter / warehouse use
- Fully refurbished
- Road-side profile
- Close to Bristol city centre
- Concrete loading area
- Up and over electric door

0117-9732007
www.russellpc.co.uk









Description

The property is of 1980s steel portal frame construction with an over clad steel profile roof. The brick elevation provide an internal eaves height of approximately 6.25m and a clear height of 6.91m. The property benefits from a single electric roller shutter door measuring 5m in width by 5m in height. The property has a ground floor office/trade counter. The property is to undergo a refurbishment.

Location

The property is located in Bedminster approximately 1.5 miles south of Bristol city centre. The property fronts on to St Johns Lane (B3120) which connects to the main arterial routes A38 and A370. It is an established trade counter location with other nearby surrounding occupiers including Screwfix, Yesss Electrical, and Edmundson.

Accommodation

Description	sq ft	sq m
Warehouse	5,028	467.12
Ground Floor Office	306	28.43
First floor office	306	28.43
Total	**5,640**	**523.98**

Viewings

Please contact the marketing agents.

Terms

The property is available on a new full repairing and insuring lease.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Amenities & Specifications

Build Status: Refurbished

Summary

- Rent: £12 per sq ft
- Business rates: £4.48 per sq ft
- Service charge: To be confirmed
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



Chris Miles
01179 732 007 | 07970 886740
chris@russellpc.co.uk



Rob Russell
01179 732007 | 07540 994 123
rob@russellpc.co.uk

These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.





