

**INDUSTRIAL, INDUSTRIAL /
MANUFACTURING, LIGHT INDUSTRIAL,
TRADE COUNTER TO LET**

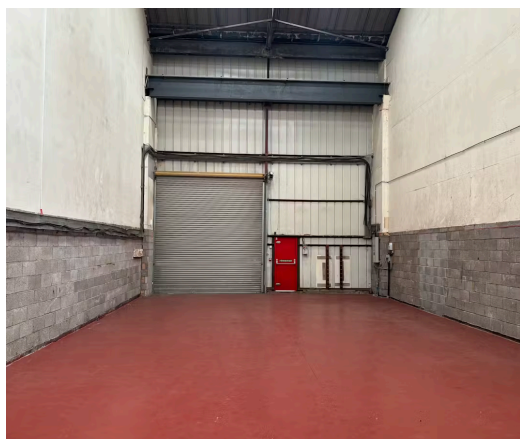
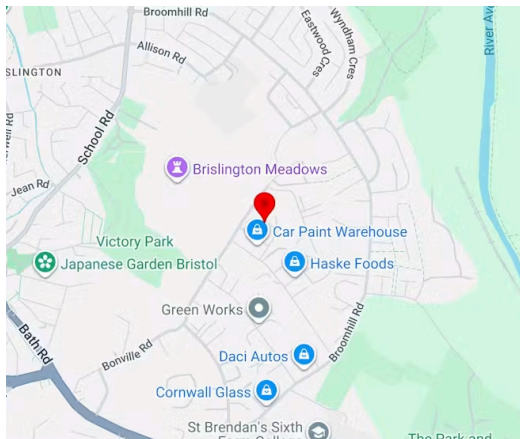
£13 per sq ft
2,484 sq ft

**Unit 6, Bonville Business Centre,
Bristol, BS4 5QR**

To let, a rare small unit in Brislington with 9.1m eaves

- New lease from landlord
- Min 9.1m eaves
- 3.5 miles to City Centre
- Allocated parking
- Electric roller shutter door





Description

The warehouse comprises a mid-terraced industrial unit of steel portal frame construction. This is set beneath a steel roof, providing an eaves 9.1m. The warehouse area has a concrete floor with an electrically operated roller shutter door measuring 3.92m (w) x 4.11m (h). To the front of the unit there is a tarmacadam forecourt with allocated parking and the rear provides a loading area.

Location

The premises are situated on Bonville Road, one of the main thoroughfares on the established Brislington Trading Estate approximately 0.5 miles from the main A4 Bath Road linking to the Avon Ring Road (A4174) and Junction 1 of the M32 Junction 19 of the M4. Bristol City Centre is approximately 5 miles to the north-west.

Accommodation

Name	sq ft	sq m
Unit - Warehouse	1,687	156.73
Ground - Office	397	36.88
1st - Office	400	37.16
Total	2,484	230.77

Viewings

Please contact the marketing agents

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

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

Minimum clear internal height (m): 9.1

Summary

- Rent: £13 per sq ft
- Business rates: £4.64 per sq ft
- Service charge: £2,094 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (59)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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

