

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

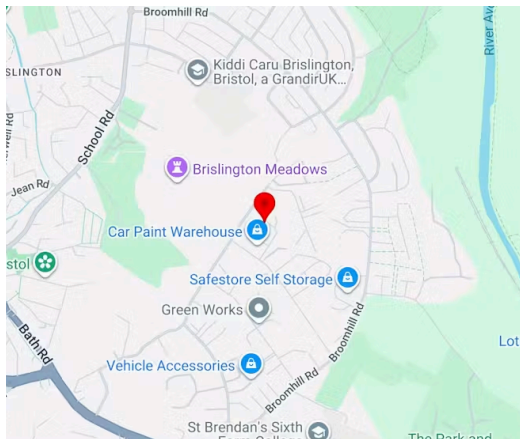
Rent on application
4,342 sq ft

**Unit 28, Bonville Business Centre,
Bristol, BS4 5QR**

To Let a refurbished unit with a mezzanine

- New lease from landlord
- 3.5 miles to City Centre
- Electric roller shutter door
- Refurbished
- Small mezzanine





Description

A mid-terrace unit with pedestrian access at the front and loading to the rear. The property provides a full height electric roller shutter door set beneath a pitched roof providing 4.25m eaves. The accommodation offers a warehouse with a small mezzanine and ground & first-floor offices.

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	2,544	236.35
Ground - Office	759	70.51
1st - Office	561	52.12
Mezzanine	478	44.41
Total	4,342	403.39

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.

Summary

- Rent: Rent on application
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- 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.

