

UNIT 16B BARTON HILL TRADING ESTATE BARTON HILL

BRISTOL
BS5 9TF



TO LET

INDUSTRIAL/OFFICES

3,467 sq ft
322 sq m

HOOTONS

0117 933 9915

The Coach House,
1 Hurle Rd, Clifton,
Bristol BS8 2SY

LOCATION

Barton Hill Trading Estate is situated in the heart of St Philips, which is Central Bristol's main industrial and warehousing location. Bristol City Centre and Temple Meads Railway Station lie approximately one mile to the west and Junction 3 of the M32 lies only one mile to the north.

DESCRIPTION

The property is a three storey building comprising of offices, various storage rooms, kitchen, and WC facilities. Benefitting from three phase electric, gas central heating, security/fire alarm and Virgin Fibre Broadband. Externally there are 9 car parking spaces located within the Barton Hill Trading Estate.

ACCOMMODATION

The approximate net internal floor area is as follows:

Ground floor storage/offices	94.30 sq m (1,015 sq ft)
First floor offices/canteen	77.10 sq m (830 sq ft)
Second floor offices/canteen	150.69 sq m (1,622 sq ft)
Total	322.09 sq m (3,467 sq ft)

TERMS

The premises are available by a full repairing and insuring lease for a term to be agreed.

VAT

All figures quoted are exclusive of VAT.

RENT

£29,750 per annum exclusive

BUSINESS RATES

Rateable Value: £16,250

Rateable Value: Car Park £1,350

Rates Payable (2020/21) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Each party will be responsible for their own legal costs in connection with this transaction.

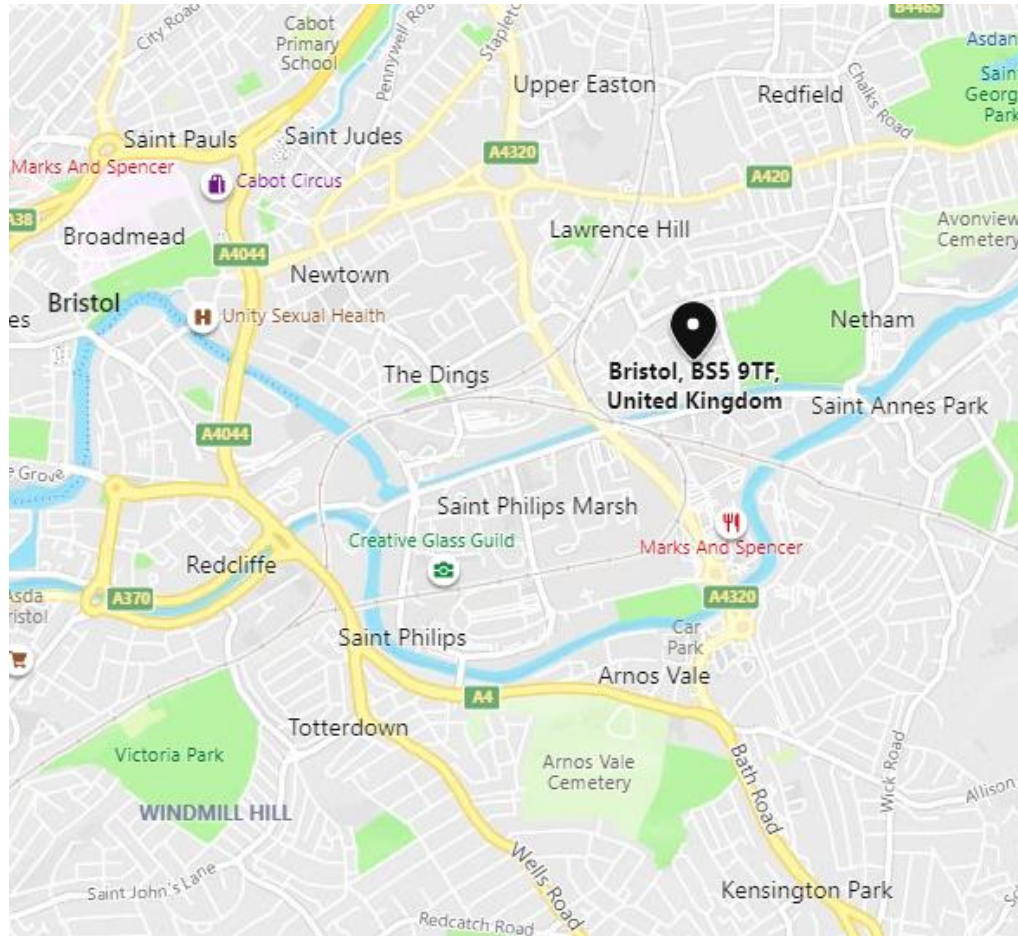
ENERGY PERFORMANCE CERTIFICATE



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