



***21a WINTERSTOKE ROAD
BEDMINSTER
BRISTOL
BS3 2NN***

INDUSTRIAL

TO LET



The premises are located in Bedminster on the A3029 (Winterstoke Road) with good links to the City Centre, South Bristol and the M5. The Unit is located close to the entrance to South Liberty Lane and its industrial estate.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

There are a series of industrial buildings surrounding a concrete yard which is secured by block walls and a metal gate. The units have a mixture of asbestos cement and metal sheet roofs.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Main warehouse	337.47 sq m	(3,632 sq ft)
Rear Section	51.59 sq m	(555 sq ft)
Side warehouse	104.80 sq m	(1,128 sq ft)

TERMS

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

RENT

£20,000 per annum exclusive

RATES

Rateable Value: to be assessed

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

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE

Storage Units



Showroom Unit



NOTICE

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