

# 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.

#### **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 337.47 sq m (3,632 sq ft)

warehouse

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:

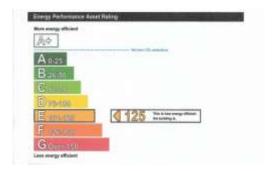
Hootons Commercial Ltd The Coach House 1 Hurle Road Clifton Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton

Tel: 0117 933 9915

#### ENERGY PERFORMANCE CERTIFCATE

## Storage Units



## Showroom Unit



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