

HOOTONS

***UNIT 2 BIRCHILLS TRADING ESTATE
BRISLINGTON
BRISTOL
BS4 5PF***

TO LET

INDUSTRIAL UNIT



Birchills Trading Estate is situated on Emery Road which is within the Brislington Trading Estate, approximately 3 miles south east of Bristol City Centre. This latter estate is adjacent to the A4 Bath Road which is one of the main arterial routes into Bristol City Centre. The St Philips Causeway connecting the Bath Road to the M32 gives access to the National motorway network.

www.hootons.co.uk

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

DESCRIPTION

This single storey end of terrace building is of brick/blockwork construction with a mono pitch roof, providing an internal eaves height rising from 13.5 ft (4.1 m) at the rear to 16.5ft (5 m) at the front. Access to the premises is via a manually operated up and over door, measuring approximately 10 ft (3 m) wide and 13 ft (4 m) high. Internally, the warehouse is currently mostly laid out as office space with carpeting, suspended ceilings, category two lighting, gas central heating, a security alarm, shuttering to the windows and doors, a kitchen facility and male and female w/c facilities.

ACCOMODATION

The approximate gross internal floor areas are as follows:-

Total area 931 sq ft (86.53 sq m)

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed subject to three yearly rent reviews.

RENTS

£8,250 per annum exclusive

RATES

Rateable Value: To be assessed

Rates payable 2016/17 48.2 p in the £

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

SERVICES

Single and three phase electricity, water and mains drainage, are supplied to the premises.

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs in connection with this transaction.

VAT

VAT is not chargeable in relation to this property.

VIEWING & FURTHER INFORMATION

By appointment with the joint agents:

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

Contact: George Cousins or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 63 This is how energy efficient the building is.

Net zero CO₂ emissions

NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.