

4 DIXON BUSINESS CENTRE BRISLINGTON

BRISTOL
BS4 5QW



- 3.5 miles from Bristol's City Centre
- Space for four vehicles
- New roof with 10% roof lights
- Manual roller shutter

Contact:

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TO LET

INDUSTRIAL UNIT – 161.20 sq m (1,735 sq ft)

HOOTONS

0117 933 9915

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

LOCATION

The Dixon Business Centre is situated approximately 3.5 miles south east of Bristol City Centre. Access is via Dixon road which is close to the A4, a main arterial route into Bristol that connects directly with the A4174 Avon ring road linking the A4 Bath Road with the M32 and M4/M5 national motorway network.

DESCRIPTION

The property comprises a terraced, single storey unit constructed around a steel frame with elevations of brick work under a profiled sheet roof incorporating translucent roof lights. The property benefits from a manual roller shutter door, W.C and sufficient parking for four vehicles.

PLANNING

It is our understanding that the building has planning consent for B2 (General Industrial) and B8 (Storage and distribution). All applicants are advised to make their own enquiries with the Planning Department of Bristol City Council, to telephone 0117 922 2000.

TERMS

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

VAT

All figures quoted are exclusive of VAT.

RENT

£13,950 per annum exclusive.

BUSINESS RATES

Rateable Value: £7,753.

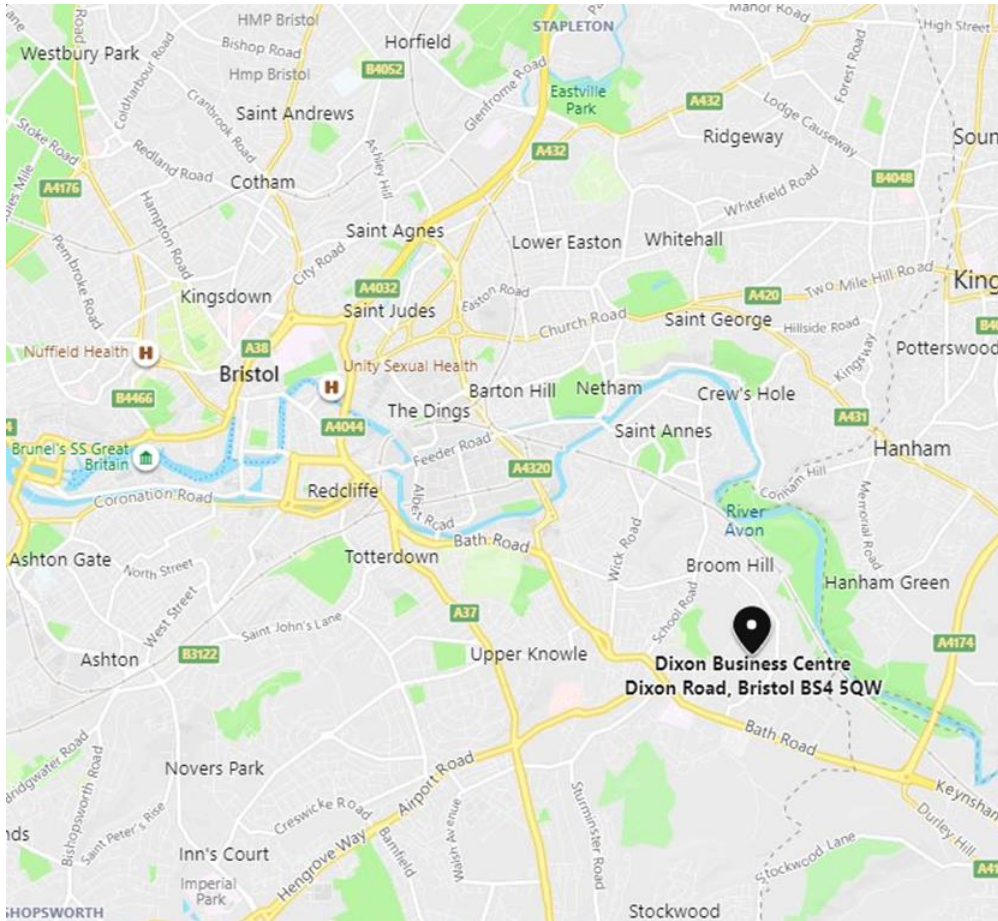
Rates Payable (2020/21) 49.9p in the £

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

Available on request.



Location of Dixon Business Park



Interior photos of Unit 4

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