

# HOOTONS

**8 BONVILLE ROAD  
BRISLINGTON  
BRISTOL  
BS4 5NZ**

**TO LET**  
**762.10 sq m (8,203 sq ft)**

**WAREHOUSE**



The property is located on Bonville Road within Brislington Trading Estate, approximately 4 miles South East of Bristol City Centre adjacent to the A4 Bath Road, which provides a direct link to the A4174 Ring Road at Hicks Gate and in turn, Junction 1 of the M32 and Junction 19 of the M4.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

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

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### *DESCRIPTION*

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The property comprises a single storey production/warehouse unit constructed of brick elevations with a pitched plastic coated steel profile sandwich insulated roof. At the front is a two storey block providing office and ancillary accommodation. Either side are roller shutter loading doors 3.65m wide x 3.9m high and 3.65m wide x 3.0m high leading to the main unit area. This has a concrete floor throughout and internal eaves height of approximately 3.89m and approximate dimensions of 27.5 x 20.9m wide.

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### *ACCOMMODATION*

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The approximate gross internal floor area of the unit is as follows:-

Warehouse	762.10 sq m	8,203 sq ft
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### *TERMS*

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The unit is available on a new full repairing and insuring lease for a term to be agreed.

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### *RENTS*

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£45,250 per annum exclusive.

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### *RATES*

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Rateable Value: £26,500

Rates Payable (2018/2019) 49.30p in the £.

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

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### *LEGAL COSTS*

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The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

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### *VIEWING & FURTHER INFORMATION*

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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

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### *ENERGY PERFORMANCE CERTIFICATE*

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To follow

#### *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