

HOOTONS

**MERITON STREET
ST PHILIPS
BRISTOL
BS2 0SZ**

STORAGE YARD

1,634.63 sq m (17,595 sq ft)

TO LET



The property is located in Meriton Street which is situated within the established central Bristol industrial location of St Philips. Junction 3 of the M32 is approximately 1 mile to the North of the yard via the A4320, whilst Bristol City Centre is located approximately 1 mile to the west.

www.hootons.co.uk

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

DESCRIPTION

The property comprises a Storage Yard with a concrete surface and Pallasade fence boundaries. It was previously incorporated with the yard next door and therefore sections of the fencing will need to be restored.

ACCOMMODATION

The approximate gross external area is as follows:-

Yard 1,634.63 sq m (17,595 sq ft)

RENT

£26,500 per annum exclusive

TERMS

The yard is available on a new full repairing and insuring lease for a term to be agreed, subject to regular five yearly rent reviews.

RATES

To be assessed.

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonable 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: George Cousins or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMACE CERTIFICATE

Not applicable.

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.