



***UNIT 20 BARTON HILL TRADING ESTATE
BARTON HILL
BRISTOL
BS5 9TQ***

***WORKSHOP
TO LET***

141.67 sq m (1,525 sq ft)



Barton Hill Trading Estate is situated in the heart of St Philips, which is Central Bristol's main industrial and warehousing location. Bristol City Centre and Temple Meads Railway Station lie approximately one mile to the west and Junction 3 of the M32 lies only one mile to the north. The M32 provides access to the M4 Motorway and with the M4/M5 interchange only eight miles to the north, access to the Midlands, South Wales, the South West and London is good.

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 detached steel frame single storey workshop. At the front there is a loading way and two offices. To the rear there is one further small office, a kitchenette and an open workshop area with two electric radiant heaters. The minimum eaves height is 2.45 m rising to 3.64 m. The doors are 2.4x2.5m at the front and 2.1x2.1m at the rear.

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

Studio/office	51.83 sq m	558 sq ft
Workshop	89.83 sq m	967 sq ft
Total	141.67 sq m	1,525 sq ft

TERMS

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

RENTS

£11,950 per annum exclusive.

RATES

Rateable value: £6,900

Rates Payable (2017/2018) 46.6p in the £

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

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: Francine Tovey or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE



NOTICE

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