



***UNIT 35 DIXON BUSINESS CENTRE
DIXON ROAD
BRISLINGTON
BRISTOL
BS4 5QW***

***INDUSTRIAL UNIT
TO LET***

94.90 sq m (1,026 sq ft)



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.

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 mid-terrace warehouse unit constructed around a steel frame with elevations of brick work under a profiled insulated sheet and steel roof incorporating translucent roof-lights. The warehouse area has a concrete floor, fluorescent strip lighting, a WC and a (3m wide x 3.60m Height) roller shutter loading door. The internal eaves height is approximately 4 meters.

ACCOMODATION

The approximate gross internal floor area is as follows:-

Warehouse 94.4 sq m (1,026 sq ft)

TERMS

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

RENTS

£10,000 per annum exclusive

RATES

Rateable Value: £7,800

Rates Payable (2019/20) 49.1 in the £

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

PLANNING

It is our understanding that the unit has B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) planning consent. All applicants are advised to make their own enquiries with the Planning Department of Bristol City Council, to telephone 0117 922 2000.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT

EPC

To follow

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

NOTICE

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