

UNIT 47 DIXON BUSINESS CENTRE BRISLINGTON

BRISTOL
BS4 5QW



TO LET
BUSINESS UNIT

1,222 sq ft
113.56 sq m

HOOTONS

0117 933 9915

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

LOCATION

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 two storey unit constructed around a steel frame with elevations of brick work under a profiled sheet roof incorporating translucent rooflights. The unit benefits from Gas central heating throughout, with air conditioning to the first floor offices. The storage area has a concrete floor, fluorescent strip lighting, a WC and a roller shutter loading door.

ACCOMMODATION

The approximate net internal floor area is as follows:

Ground floor storage	56.34 sq m (606 sq ft)
First floor office	57.22 sq m (616 sq ft)
Total	113.56 sqm (1,222 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 regular three yearly rent reviews.

VAT

All figures quoted are exclusive of VAT.

RENT

£12,000 per annum exclusive

BUSINESS RATES

Rateable Value: £9,990

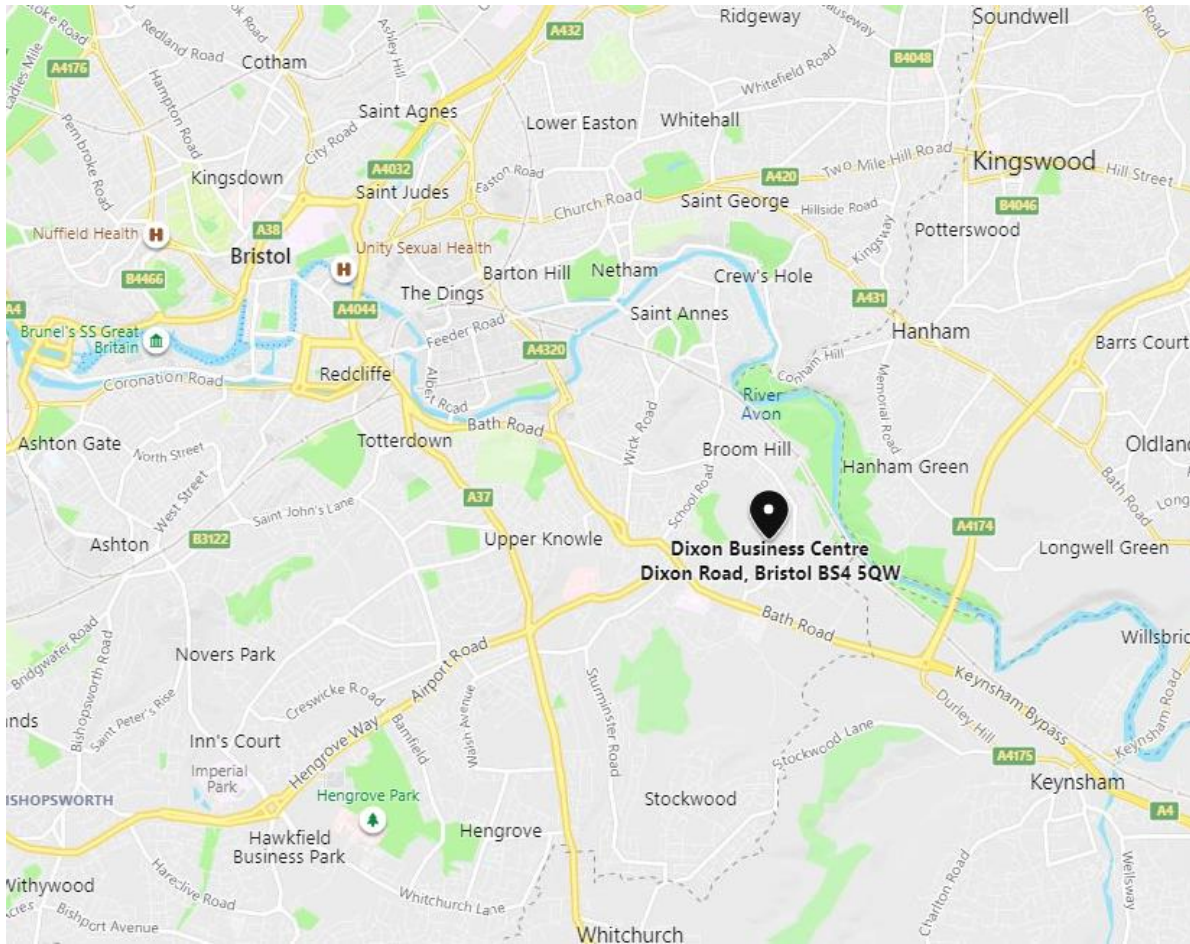
Rates Payable (2020/21) 49.9p in the £

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.

PLANNING

It is our understanding that the units have 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.



ENERGY PERFORMANCE CERTIFICATE



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