

HOOTONS

UNIT 7 DAYS ROAD COMMERCIAL CENTRE

***DAYS LANE
ST PHILIPS
BRISTOL
BS2 0QS***

TO LET

BUSINESS/ INDUSTRIAL UNIT

189.52 sq m (2,046 sq ft)



Days Road Commercial Centre is situated in St Philips, just off Days Road and the St Philips Causeway. St Philips is a very popular industrial location which benefits from excellent road networks with easy and close access to the M32, the A4 Bath Road, Bristol City Centre and Temple Meads railway station located one 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 mid-terrace modern warehouse, constructed of steel portal frame construction with a pitched roof. The external envelope consists of insulated steel profile sheet cladding. The unit also benefits from electric security shutters front and rear as well as gas central heating.

The office accommodation is situated at ground and first floor. The accommodation provides suspended ceilings with fluorescent recessed lighting.

4 Car parking spaces are located at the front of the unit.

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

Ground floor			
Storage/office	96.18 sq m	(1,035 sq ft)	
First floor office	93.93 sq m	(1,011 sq ft)	
Total	189.52 sq m	(2,046 sq ft)	

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. Subject to regular three yearly rent reviews.

RENT

£19,950 per annum exclusive

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.

RATES

Rateable Value: £14,000

Rates Payable (2019/20) 49.1 p in the £

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

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VAT

VAT is not chargeable

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

