

HOOTONS

***UNITS 9 & 10 BIRCHILLS TRADING ESTATE
BRISLINGTON
BRISTOL
BS4 5PF***

INDUSTRIAL UNITS

TO LET



Birchills Trading Estate is situated on Emery Road which is within the Brislington Trading Estate, approximately 3 miles south east of Bristol City Centre. This latter estate is adjacent to the A4 Bath Road which is one of the main arterial routes into Bristol City Centre. The St Philips Causeway connects the Bath Road to the M32 and the 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 units are single storey and of brick/blockwork construction with a mono pitch roof, providing an internal eaves height rising from 13.5 ft (4.1 m) at the rear to 16.5 ft (5 m) at the front. Access to the premises is via electric roller shutter doors, measuring approximately 10 ft (3 m) wide and 10.2 ft (3.5 m) high.

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

Unit 9	1,227 sq ft	(114.04 sq m)
Unit 10	1,083 sq ft	(100.66 sq m)

TERMS

The premises are available on new full repairing and insuring leases for a term of years to be agreed subject to three yearly rent reviews.

RENTS

Unit 9 £11,000 per annum exclusive

Unit 10 £9,750 per annum exclusive

RATES

Current combined Rateable Value for both Units: £ 12,250.

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

SERVICES

Single phase electricity, water and main drainage are supplied to the premises.

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

VIEWING & FURTHER INFORMATION

By appointment with the joint 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

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.