



TO LET

- Popular Industrial Area
- 1215ft² of Commercial Space
- Ample Parking
- Popular Business Park
- Well Accessed
- End of Terrace Unit

Unit 1 Northavon Business Centre Dean Road, Yate, Bristol, BS37 5NH

£13,000 per annum plus VAT

The opportunity to rent an end of terrace industrial unit extending to approximately 1215ft² set on a popular business park within the centre of the industrial area of Yate.

DESCRIPTION

An end of terrace industrial unit, presently comprising of office space. The unit is accessed from the front by a pedestrian door leading from the car park. There is a kitchenette to the front of the premises and a directors/meeting room to the rear of the premises, along with rear access leading to the communal WC facilities and shared meeting room which occupiers have the benefit of using on a communal basis. The premises offers a flexible working environment for any user from office to storage and is available shortly.

LOCATION

The property is located within North Avon Business Centre benefiting from twin access points off Dean Road. The property is also well situated for regional and national access from Junction 18 of the M4 and Junction 1 of the M32 motorway and is set to the Northeast of Yate and 12 miles from Bristol. Allocated parking is to the front of the unit with further spaces available with a large communal car park shared with the other occupiers on the estate.

ACCOMMODATION

Main open plan office – 100.68m² / 1083.71ft²
 Meeting room / director office – 12.21m² / 131.43ft²
Total – 112.89m² / 1215.14ft²

SERVICES

The unit benefits from mains water, drainage electrical service connections. There is also 3 phase connectivity to the building.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally the Tenancy term will be for at least 3 years with the opportunity of a Break Clause, if desired. The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs along with all outgoings including but not limited to water, drainage, electric, business rates and the units apportioned share of the estate maintenance charge.

A service charge of £402.45 plus VAT is payable to North Avon Business Centre Limited on a monthly basis for insurance, upkeep, external maintenance, communal cleaning and lighting. A service charge schedule is available upon request to the management company.

DEPOSIT

A deposit of a minimum of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

BUSINESS RATES

The premises is currently jointly rated, upon the unit being split we estimate the rateable value to be circa £14,000

SETUP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of each Tenancy Agreement and a Record of Condition with regards to the tenancy.

LOCAL AUTHORITY

Council: South Gloucestershire District Council

Tel: 01454 868003

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

