



TO LET –

- Excellent Transport Links to the M4
- Less than 1 mile from the M4 J18
- Warehouse Space
- Approx.. 4500ft² of Commercial Space
- Popular Commercial Site
- Designated Parking

Unit 1

Dodington Spring, Codrington, Chipping Sodbury, Bristol, BS37 6RX

£45,000 Per Annum Plus VAT

A well located industrial building offering in the region of 4500ft² of bespoke industrial space, set less than 1 mile from junction 18 of the M4 motorway offering excellent regional and national transport links.

DESCRIPTION

Unit 1 offers in the region of 4500ft² of flexible commercial space, accessed via roller doors to the front and rear. The building is a fully insulated premises, with all services and LED lighting installed. The tenant is to undergo a fit out to their desired specification at their expense. Further information on building specification can be made available upon request.

LOCATION

The Unit is located on the outskirts of Codrington near Yate and Chipping Sodbury both approx. 4 miles distant which offers amenities such as retail establishments and service facilities, the Compound would present an attractive proposition for businesses due to its strategic location to M4 Motorway Network.

SERVICES

Mains electric (3 phase), fibreoptic broadband, water and drainage will be connected and in place ready on commencement.

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.

The Landlord will be responsible for the insurance of the site, the premium of which will be recoverable from the Tenant. (does not include contents)

The Tenant will be responsible for repairs along with outgoings including but not limited to water, drainage, electric and business rates.

DEPOSIT

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

BUSINESS RATES

Pending

OUTGOINGS

The tenant will be responsible for all outgoings and all costs incurred in fitting out to desired specification.

LOCAL AUTHORITY

South Gloucestershire Tel: 01454 868009

SET UP COSTS

Incoming Tenant will be responsible for paying a contribution of £500.00 plus VAT towards the Landlords legal fees.

VIEWINGS

Viewing by appointment only - David James, Tel: 01453 843 720 / william.creamer@david-james.co.uk.

Date – 17.4.2025

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.

