



Unit 13

Lawrence Hill Industrial Park, Bristol, BS5 0EB

Industrial/Warehouse Unit

1,152 sq ft
(107.02 sq m)

- 3 Phase power
- 5.66m wide x 3.98m high loading door
- Close to Bristol City Centre
- Outside Clean Air Zone

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Summary

Available Size	1,152 sq ft
Rent	£15,000 per annum
Rates Payable	£3,024 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£6,300
Service Charge	TBC
EPC Rating	C (74)

Description

Lawrence Hill Industrial Park is located in central Bristol and is accessed from Croydon Street. Bristol City Centre is approximately 1.3 miles to the south west and the the national motorway network is accessed at Junction 3 of the M32 via Easton Way, approximately 1 mile to the north.

Location

The property comprises a semi-detached industrial/warehouse unit constructed on a steel portal frame with elevations of blockwork and steel cladding under a metal sheet roof.

Internally, the unit has a clear eaves height of approximately 4m. The unit has a concrete floor, strip lighting, 3 phase power and WC facilities. Vehicular access is via a roller shutter loading door (5.66m wide x 3.98m high). There is also a separate pedestrian entrance to the side elevation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 13	1,152	107.02	Available
Total	1,152	107.02	

Viewings

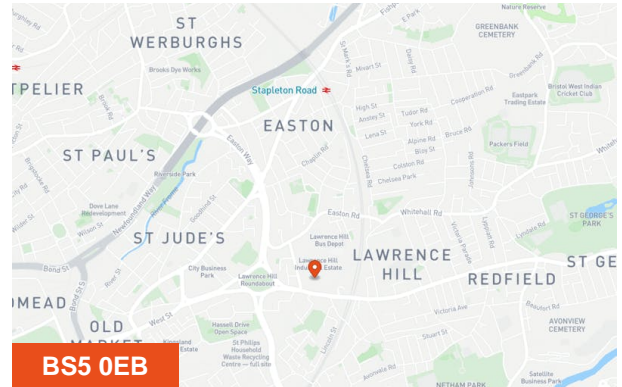
For further information or to arrange an inspection, please contact the Hartnell Taylor Cook.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Planning

The property has planning consent for Class E(g)III, B2 general industrial and B8 storage and distribution as defined in the Town and Country Planning (Use Classes) Order 1987.



Viewing & Further Information

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