

FOR LEASE

Units 23&24, Hither Green Trading Estate

Hither Green

Clevedon

North Somerset, BS21 6XU



WAREHOUSE / INDUSTRIAL / TRADE COUNTER 5,626 – 13,297 sq ft (522.70 – 1,235.30 sq m)

- + Mid terrace warehouse / industrial units.
- + Each incorporating integral two storey office / ancillary accommodation.
- + Units available individually or combined.
- + 6.27m eaves height, 5.59m minimum clear height.
- + Sectional roller shutter loading doors measuring 3.96m wide by 5.2m high.
- + The units are situated within the well-established Hither Green Trading Estate, one of the main trading estates serving the town of Clevedon, situated immediately adjacent to Junction 20 of the M5 motorway.



CONTACT US

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PROPERTY OVERVIEW

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

| Accommodation | Sq M | Sq Ft |
|------------------------------------|-----------------|---------------|
| Unit 23 | | |
| Warehouse / Trade Counter | 465.1 | 5,006 |
| Ground Floor Offices / Ancillary | 53.10 | 572 |
| First Floor Offices / Ancillary | 53.10 | 572 |
| Mezzanine Storage | 141.30 | 1,521 |
| Total GIA (Unit 23) | 712.60 | 7,671 |
| Unit 24 | | |
| Warehouse / Industrial | 425.10 | 4,576 |
| Ground Floor Offices / Ancillary | 48.80 | 525 |
| First Floor Offices / Ancillary | 48.80 | 525 |
| Total GIA (Unit 24) | 522.70 | 5,626 |
| Total GIA (Units 23&24) | 1,235.30 | 13,297 |

DESCRIPTION

- + Mid terrace warehouse / industrial units.
- + Each incorporating integral two storey office / ancillary accommodation.
- + Steel portal frame construction with brick and steel profile sheet cladding.
- + 6.27m eaves height, 5.59m minimum clear height.
- + Sectional roller shutter loading doors measuring 3.96m wide by 5.2m high.

SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

ENERGY PERFORMANCE

Full Energy Performance Certificates (EPC's) are available upon request. The units have been given an EPC ratings of C (72) and D (87).



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FURTHER INFORMATION

PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial and Class B2 General Industrial uses, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Builders Merchant and Premises, with a Rateable Value of £56,500.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of the common parts.



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TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 23rd June 2027 with Tenant Break Option on 23rd June 2022. The property is available by way of an assignment or a new Full Repairing and Insuring (FRI) sublease, subject to status.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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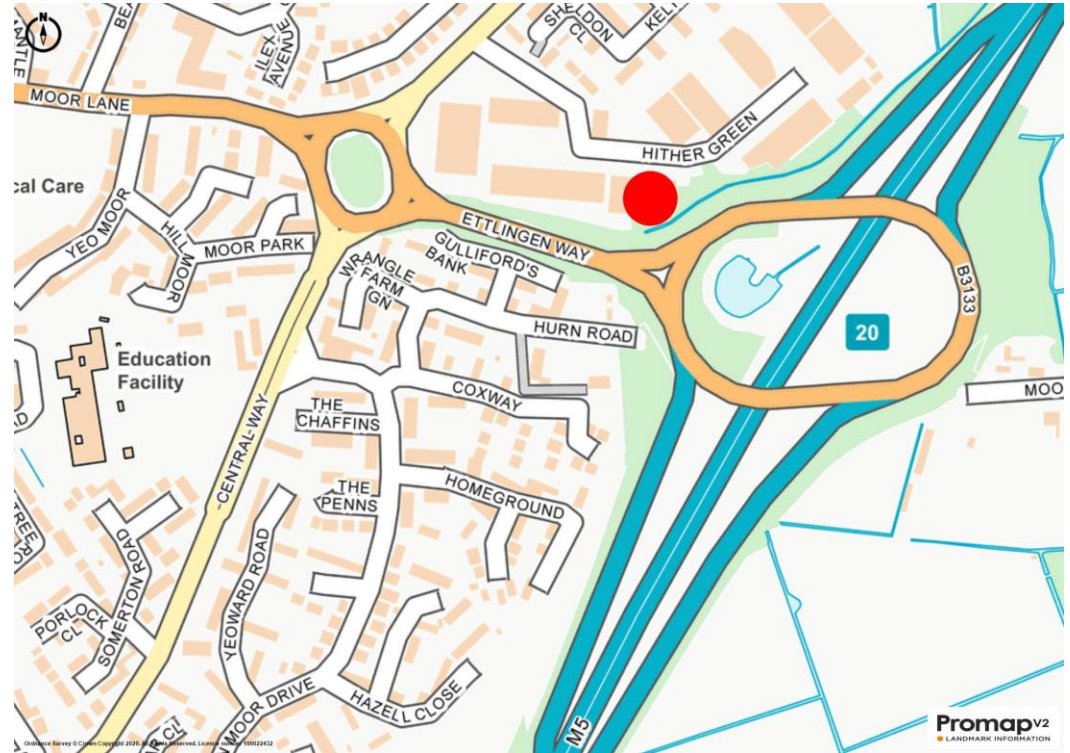
LOCATION BS21 6XU

SITUATION

- + The units are situated within the well-established Hither Green Trading Estate, one of the main trading estates serving the town of Clevedon, situated immediately adjacent to Junction 20 of the M5 motorway.
- + Hither Green connects to Junction 20 of the M5 motorway via Northern Way and the B3133 Ettlingen Way.

TRAVEL DISTANCES

- + Junction 20 of the M5 motorway – 0.5 miles (0.8 km)
- + Clevedon town centre – 1.5 miles (2.5 km)
- + Nailsea – 5.7 miles (9.1 km)
- + Weston-Super-Mare – 10.6 miles (17.0 km)
- + Bristol City Centre - 14.7 miles (23.7 km)



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