



Unit 6

Bonville Business Centre, Bristol, BS4 5QR

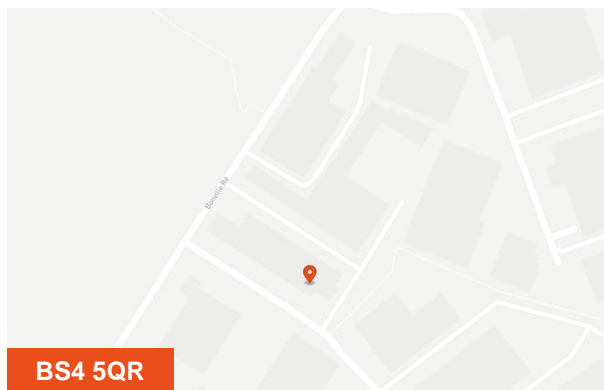
Mid-Terrace Workshop/ Office Premises

2,484.27 sq ft
(230.80 sq m)

- Minimum Eaves Height of 9.1m
- 3.5 Miles South East of Bristol City Centre
- Allocated Parking

Summary

Available Size	2,484.27 sq ft
Rent	Rent on application
Rates Payable	£7,235.50 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£14,500
Service Charge	TBC
VAT	Applicable
Estate Charge	N/A
EPC Rating	C (59)



BS4 5QR

Description

The warehouse comprises a mid-terraced industrial unit of steel portal frame construction with insulated cavity brick elevations under a steel roof. The warehouse area has a concrete floor with electrically operated roller shutter door.

To the front of the unit there is a tarmacadam forecourt with allocated parking.

Location

The premises are situated on Bonville Road, one of the main thoroughfares on the established Brislington Trading Estate approximately 0.5 miles from the main A4 Bath Road linking to the Avon Ring Road (A4174) and Junction 1 of the M32 Junction 19 of the M4. Bristol City Centre is approximately 5 miles to the north-west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,687	156.73	Available
Ground - Office	396.65	36.85	Available
1st - Office	400.30	37.19	Available
Total	2,483.95	230.77	

Viewings

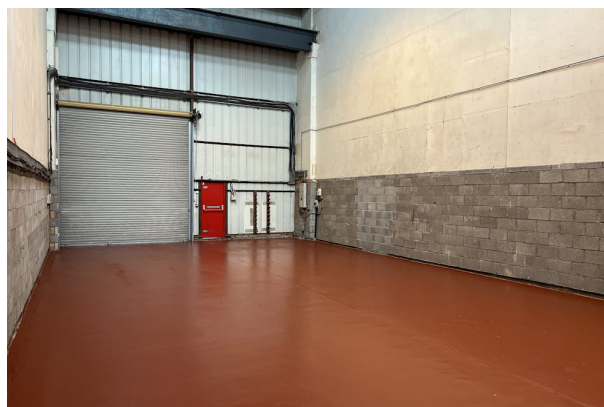
For further information or to arrange an inspection, please contact Hartnell Taylor Cook.

Terms

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

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