

Hither Green Industrial Estate Clevedon BS21 6XT

£795,000

marktemppler

COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE	HOW BIG	WARMTH
Industrial Unit	4940.00 sq ft	None
PARKING	BUSINESS RATEABLE VALUE	EPC RATING
Forecourt Parking	£43,000 p/a	67 C

Located on a well-regarded industrial estate with excellent access to the M5 motorway and a range of nearby amenities, this light industrial unit offers a versatile workspace suitable for a variety of business operations. Extending to approximately 4,940 sq ft, the property provides a substantial ground floor area incorporating a reception, office, kitchenette and two cloakrooms, creating an effective balance between operational and administrative space. A first floor mezzanine adds a further 4,000 sq ft of space.

Unit 6 is prominently positioned towards the entrance of the estate in an end-terrace position, benefitting from additional ground floor windows that enhance natural light throughout. The mezzanine level, served by two separate staircases, offers flexibility for a range of uses. The unit also enjoys strong visibility from the motorway approach road leading from Clevedon towards Junction 20, providing excellent exposure to passing traffic.

Access is via a folding shutter door, facilitating loading and deliveries, with a rear fire escape providing additional safety provision. Internally, the property is equipped with basic kitchen and WC facilities.

Externally, the unit benefits from a generous frontage with ample on-site parking for staff and visitors. Overall, this is a functional and adaptable unit, well suited to storage, workshop or light industrial use, in a highly accessible and prominent location.

EPC - 67C



VAT - We are advised that VAT does not apply to this sale.

Services - We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

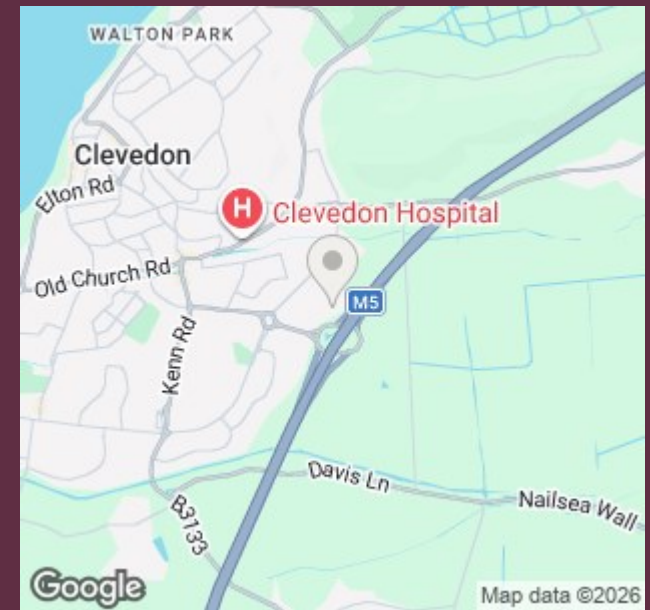
Rates - Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

References, Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Legal Costs - All parties to pay their legal costs.

Asbestos Regulations - It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.



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