

UNIT 28

# THORNBURY

INDUSTRIAL ESTATE

Brunel Way, Thornbury BS35 3UP

INDUSTRIAL / WAREHOUSE UNIT  
TO BE FULLY REFURBISHED

4,311 sq.ft (400.5 sq.m)

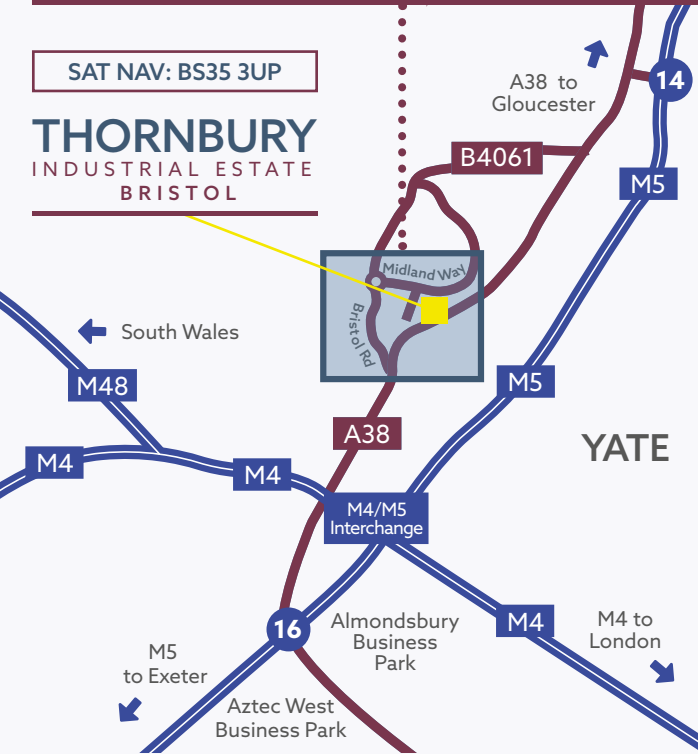
AVAILABLE  
TO LET

- ④ Established North Bristol light industrial / distribution location
- ④ Competitive location compared to Yate, Aztec West & Almondsbury
- ④ Detached unit with large forecourt and private yard





SAT NAV: BS35 3UP  
**THORNBURY**  
 INDUSTRIAL ESTATE  
 BRISTOL



## LOCATION

Located on the established Thornbury Industrial estate.

	Thornbury town centre	0.5 miles
	A38	1.2 miles
	Junction 14 of the M5	5 miles
	Junction 16 of the M5	5 miles
	M4 / M5 Interchange	6 miles
	North of Bristol city centre	15 miles

## DESCRIPTION

- ④ Detached unit comprising a steel portal frame with insulated steel clad roof incorporating approx. 10% translucent skylights.
- ④ The warehouse benefits from a single surface level electric roller shutter door (4.2m wide x 4.6m high) at the front elevation with a separate front pedestrian entrance into the office areas.
- ④ The office accommodation includes carpeted floors, suspended ceilings with CFL lighting and gas central heating. There are two WCs adjoining the offices.
- ④ Additional manual, pedestrian sized, roller shutter door at the side elevation allowing additional access into the warehouse from the secure yard area.
- ④ The minimum eaves height is 4.7m rising to 5.3m at the apex.
- ④ Externally there are 6 allocated parking spaces
- ④ The property benefits from all major services; 3 phase electric power, gas and water supply.

## ACCOMMODATION

### UNIT 28

Warehouse	3,876 sq.ft	360.14 sq.m
Offices	435 sq.ft	40.40 sq.m
<b>Total</b>	<b>4,311 sq.ft</b>	<b>400.54 sq.m</b>

Measured on a GIA basis



Internal Pre-refurbishment Warehouse - Unit 28

### TENURE

Available by way of a new full repairing and insuring lease, for a term to be agreed.

### VIEWING

Strictly by prior arrangement with the agents, please contact:

### BUSINESS RATES

Rateable Value: £33,250 (October 2020). But we advise you make your own enquiries with the local authority.

### SERVICE CHARGE

There is a Service Charge in place for the maintenance of the common areas. Further information is available upon request.

### VAT

All figures quoted are exclusive of VAT if applicable.

### RENT

Upon application.

### EPC

EPC Rating - C (70)

### LEGAL FEES

Each party is to be responsible for their own legal costs.

### ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML.



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