

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)

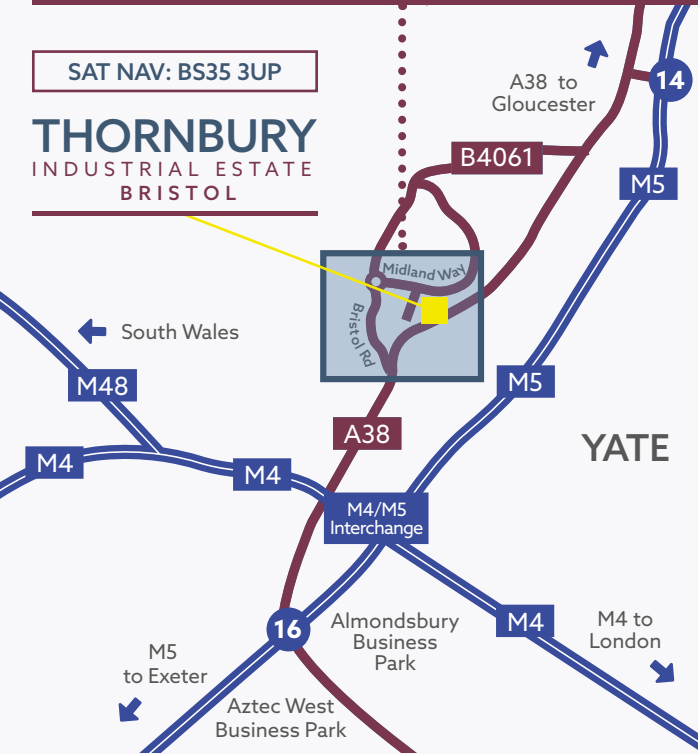
AVAILABLE
TO LET

- 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

- ⓐ Detached unit comprising a steel portal frame with insulated steel clad roof incorporating approx. 10% translucent skylights.
- ⓑ 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.
- ⓒ The office accommodation includes carpeted floors, suspended ceilings with CFL lighting and gas central heating. There are two WCs adjoining the offices.
- ⓓ Additional manual, pedestrian sized, roller shutter door at the side elevation allowing additional access into the warehouse from the secure yard area.
- ⓔ The minimum eaves height is 4.7m rising to 5.3m at the apex.
- ⓕ Externally there are 6 allocated parking spaces
- ⓖ 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
Total	4,311 sq.ft	400.54 sq.m

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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