



## Unit B3 Hallen Industrial Estate

Severn Road, Hallen, Bristol, BS10 7SE

### Mid Terrace Unit

**2,659 sq ft**

(247.03 sq m)

- Proximity to Junction 18 of the M5
- Proximity to Junction 22 of M4/M49
- Internal eaves height 4m

## Summary

Available Size	2,659 sq ft
Rent	Rent on application
Rates Payable	£5,184 per annum
Rateable Value	£12,000
Service Charge	£1,418 per annum
EPC Rating	D (92)

## Location

The property is located off Severn Road which links into St Andrew's Road (A403) which in turn provides access to the motorway network via junction 18 of the M5 to the south and junction 22 of the M4/M49 to the north. Bristol city centre lies approximately 9 miles to the east.

## Description

The property comprises a mid terrace industrial/warehouse unit constructed around a steel portal frame with blockwork elevations under a pitched roof. The warehouse area has a concrete floor, fluorescent lighting and a single roller shutter loading door. The internal eaves height is approximately 4 metres.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,659	247.03	Available
<b>Total</b>	<b>2,659</b>	<b>247.03</b>	

## Tenure

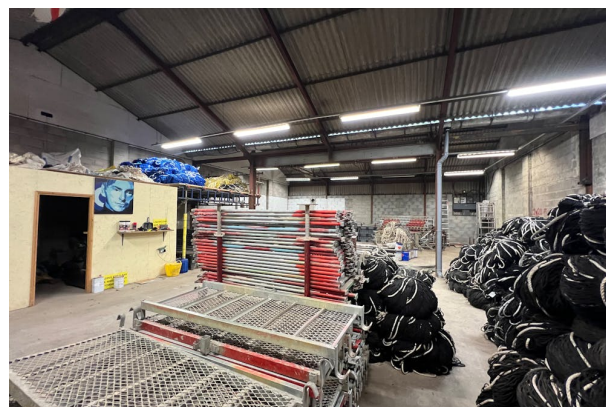
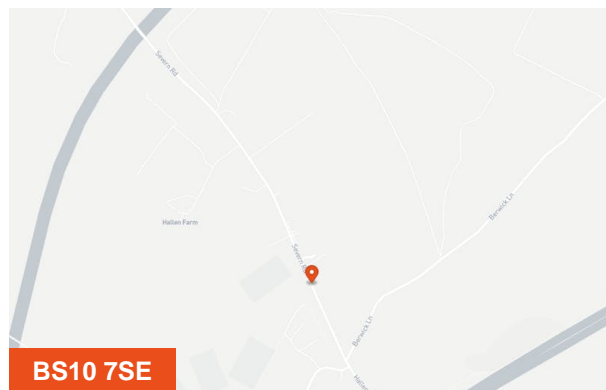
The property is available for a guaranteed term until September 2027 by a way of a new full repairing and insuring lease for a term of years to be agreed.

## Planning

The unit is assumed to have planning consent for E(g)(iii) and B8 storage and distribution uses on the Town and Country Planning (Use Classes) Order 1987. Prospective tenants are advised to place enquiries with South Gloucestershire Council.

## Legal Costs

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



## Viewing & Further Information

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