Hartnell Taylor Cook

TO LET



Unit 6

Coates Industrial Estate, Bristol, BS48 1JN

Industrial to let in Coates Industrial Estate

4,944 sq ft

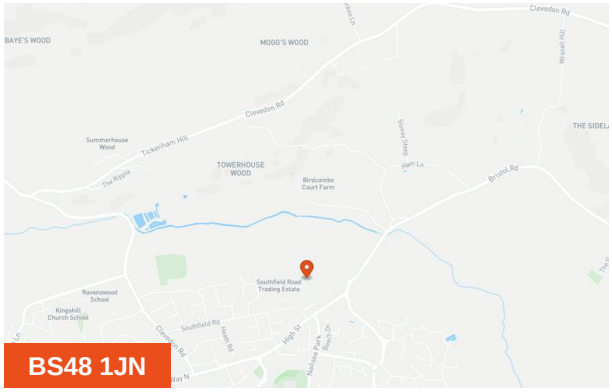
(459.31 sq m)

- 3 Phase Power
- Gated Industrial Estate
- Demised Parking Area

Unit 6, Coates Industrial Estate, Bristol, BS48 1JN

Summary

Available Size	4,944 sq ft
Rent	£39,552 per annum
Rates Payable	£10,479 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£21,000
Service Charge	TBC
Estate Charge	TBC
EPC Rating	E (112)







Description

The property comprises an end of terrace industrial warehouse of brick construction with metal cladding. There is an electric roller door on the front elevation (4.2W x 4.9H), the property benefits from a minimum eaves height of 5.2 metres rising to 7.9 metres between the roof trusses.

Location

Coates Industrial Estate lies approximately half a mile north of the town centre and 4 miles east of junction 20 of the M5 motorway via the B3130 Clevedon Road. The centre of Bristol is approximately 8 miles to the east of Nailsea via the A370 and B3130 roads.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,459	414.25	Available
Ground - Office	340	31.59	Available
Ground - Welfare	144	13.38	Available
Total	**4,943**	**459.22**	

Viewings

For further information or to arrange an inspection, contact the above.

Terms

The property is available by way of a new full repairing and insuring lease for 3 years with a rolling 6 months break after the first 12 months

Use

The building is suitable for E office and/or light industrial and B8 storage and distribution use. Interested parties are advised to make their own inquiries with North Somerset Town Council Planning Department.

Legal Costs

Each party to bear their own costs

Viewing & Further Information

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