Hartnell Taylor Cook

TO LET



Unit 4

Marketside Trading Estate, Bristol, BS2 0XS

Centrally Located Industrial Unit

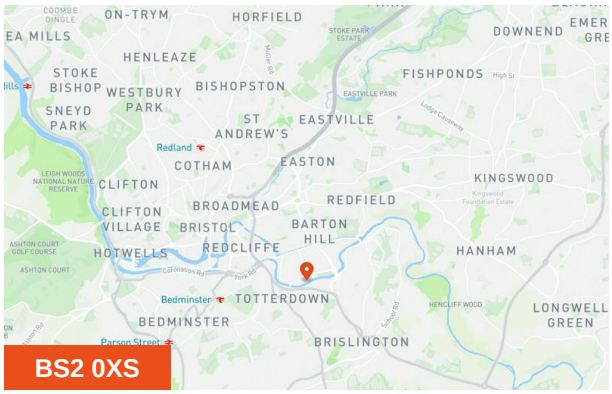
2,455 sq ft
(228.08 sq m)

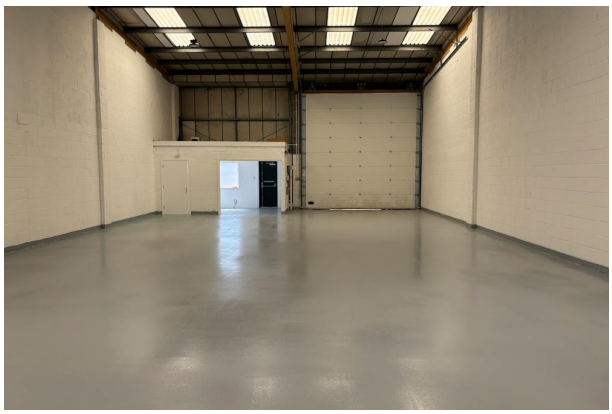
- Fully Refurbished
- Allocated Parking
- c. 1.5 Miles from Bristol City Centre
- Minimum Eaves Height of 5.8m Across the Unit

Unit 4, Marketside Trading Estate, Bristol, BS2 0XS

Summary

Available Size	2,455 sq ft
Rent	£15 per sq ft
Rates Payable	£12,312 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£28,500
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)





Description

The property comprises a mid terrace industrial/warehouse unit constructed on a steel portal frame with brick, blockwork and insulated metal clad elevations under a pitched roof. Internally, the unit has ground floor offices with lighting and vinyl flooring. The warehouse has a concrete floor, fluorescent strip lighting, 3 phase electricity and a clear eaves height of 5.8m. Vehicular access is via a metal sectional shutter loading door to the front elevation with parking to the front of the property.

Location

Marketside Industrial Estate is situated in the well-established industrial area of St Philips. The Estate has a prominent position at the junction of Albert Road and Albert Crescent. The Estates has good transport links to the M32 and the A4 via St Philips Causeway 0.4 of a mile to the East and Bristol City Centre 1 mile to the North.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	2,298	213.49
Office	157	14.59
Total	**2,455**	**228.08**

Viewings

For further information /viewings, please contact the agents:

Terms

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Legal Costs

Parties are to be responsible for their own legal costs incurred in the transaction.

Viewing & Further Information

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