



25 Southfield Road Trading Estate

Nailsea, BS48 1JJ

End of Terrace Unit

2,787 sq ft

(258.92 sq m)

- 4 Parking Spaces
- Shared Yard
- Ground and First Floor Offices
- Close to Town Centre
- 4 Miles to Junction 20, M5

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Summary

Available Size	2,787 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises an end of terrace industrial/warehouse unit of brick and profiled cladding elevations beneath an insulated, pitched roof incorporating double skin roof lights. Internally, the unit comprises fully fitted ground and first floor offices with carpet tile flooring, low glare fluorescent strip lighting, mineral fibre ceiling tiles and comfort cooling. There is a kitchen to the front along with a small amount of storage space, previously racked. the Landlord is flexible and is happy for the office space to be removed and to reinstate the warehouse if required subject to tenant requirements and lease agreement. Externally, there is a shared yard with approximately 4 parking spaces.

Location

Southfield Road Trading 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
Ground - Floor	2,529	234.95
1st - Floor	258	23.97
Total	2,787	258.92

Tenure

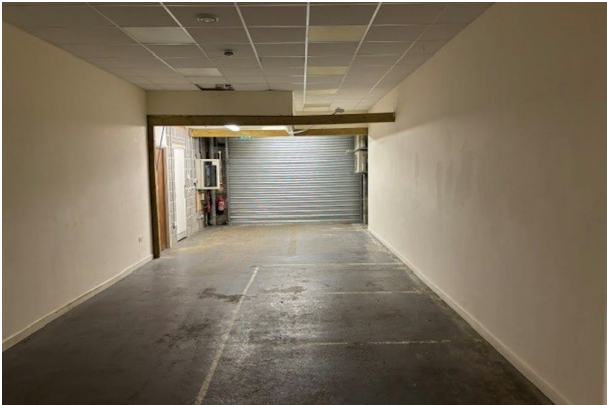
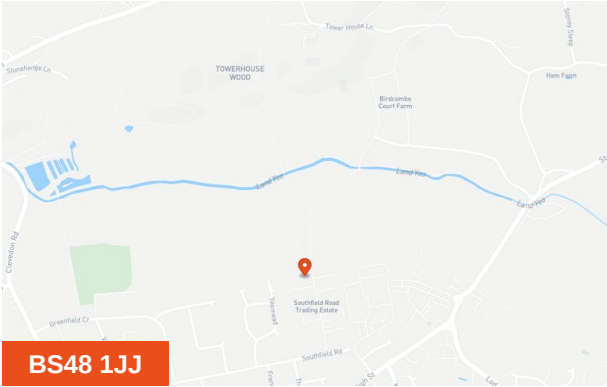
The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

Planning

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

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

Simon Harvey
01179 464 520 | 07785 222 868
simon.harvey@htc.uk.com