



Unit 6, Minto Road Road Industrial Centre

Ashley Parade, Bristol, BS2 9YW

Warehouse Unit

628 sq ft

(58.34 sq m)

- Close to M32 (Junction 3)
- 3.6m Eaves Height

Summary

Available Size	628 sq ft
Rent	£12,560 per annum (£20 per sq ft)
Rates Payable	£3,801.60 per annum Interested parties should clarify the rating position with Bristol City Council.
Rateable Value	£8,800
EPC Rating	Upon enquiry

Description

The property comprises a mid terrace warehouse with WC facilities. The unit is constructed on a steel portal frame with cavity brick and blockwork elevations under a pitched metal sheet roof with double skin roof lights. The clear internal eaves is 3.6m. The warehouse has a concrete floor, fluorescent strip lighting and three phase electricity. Vehicular access is via a roller shutter loading door to the front elevation and there is parking for two vehicles.

Location

The unit is well located in close proximity to Bristol City Centre within a strategic and well established industrial location. Junction 3 of the M32 motorway is half a mile to the south east giving easy access to the City Centre and the national motorway network. The subject premises are situated at the junction of York Street and Ashley Parade.

Tenure

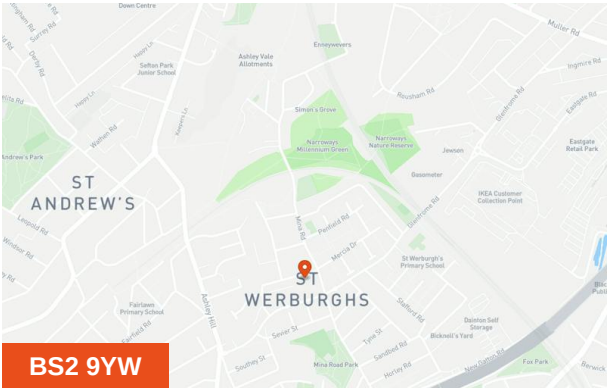
The unit is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

Planning

The existing use for the unit is B8 storage and distribution. The building is also suitable for E(g)iii lighting industrial subject to the necessary planning consent.

Legal Costs

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



Viewing & Further Information

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