



PROPERTY CONSULTANTS

# FOR SALE / TO LET

## MODERN INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES & LARGE YARD



520.1 SQ M (5,596 SQ FT)

MILLSTREAM WORKS  
STATION ROAD  
WICKWAR  
SOUTH GLOUCESTERSHIRE  
GL12 8NB

**0117 973 1474**

**E T PARKER** PROPERTY CONSULTANTS & CHARTERED SURVEYORS  
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

Telephone: 0117 973 1474 Fax: 0117 973 3172 Web: [www.ETPproperty.co.uk](http://www.ETPproperty.co.uk)

A list of Partners is available at the above address

## LOCATION

Millsteam Works is located on Station Road (A4135) in the rural village of Wickwar, amongst a variety of other industrial/warehouse users and Wickwar Brewery. Wickwar is situated approximately 20 miles north of Bristol and 23 miles south of Gloucester.

There is easy access through Charfield to the M5 motorway at Junction 14, which in turns provides access to Bristol and the South West, Wales, London via M4 motorway and Birmingham to the north.

## DESCRIPTION

The property comprises a modern detached industrial warehouse unit of steel portal frame construction, under an insulated profile clad roof incorporating intermittent roof lights and a minimum eaves of 5.3m. The unit benefits from ground and first floor offices to the side elevation and externally from a large yard and car parking.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a Gross Internal Area (GIA) and comprises the following approximate areas:-

### Ground Floor

Warehouse	368.61 sq m	(3,966 sq ft)
Offices/Reception	128.99 sq m	(1,388 sq ft)
<b>Gross Internal Area</b>	<b>497.6 sq m</b>	<b>(5,354 sq ft)</b>

### First Floor

Office	28.48 sq m	(242 sq ft)
<b>Gross Internal Area</b>	<b>28.48 sq m</b>	<b>(242 sq ft)</b>

**Total Gross Internal Area 520.1 sq m (5,596 sq ft)**

Additional Mezzanine Storage 197.10 sq m (2,121 sq ft)

## SERVICES

We understand the property is connected to mains water, drainage and three phase electricity. Heating to the unit is provided by way of an oil fired boiler and space heaters to the warehouse.

## TENURE

The property is available either by purchasing the freehold interest, or by way of a new Full Repairing & Insuring lease on terms to be agreed.

## PRICE

£495,000.00, subject to contract

## RENT

£31,000.00 per annum exclusive

## RATES

From enquiries undertaken with the local taxation department, we are advised that the unit is currently assessed for business rates as:-

Description: Workshop & Premises  
Rateable Value: £19,500.00

## PLANNING

We are advised the property has planning consent for B1 (business) and B2 (general industrial) use under the Town & Country Planning (Use Classes) Order 1987. The property also benefits from a recent application to convert the premises to offices which has not been implemented. Interested parties should make their own enquiries in this respect.

## COSTS

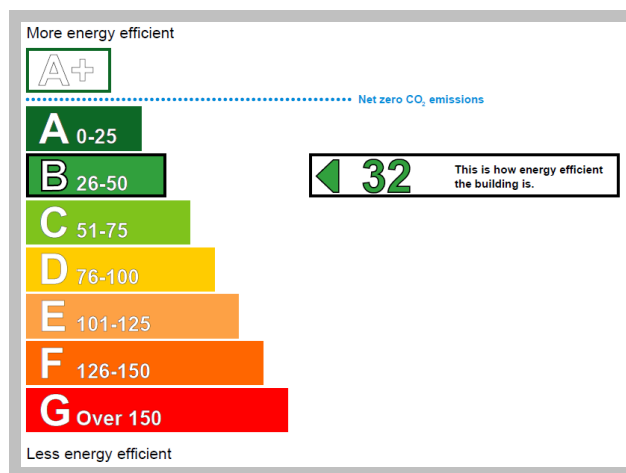
Each party to bear their own legal costs incurred in the transaction.

## VAT

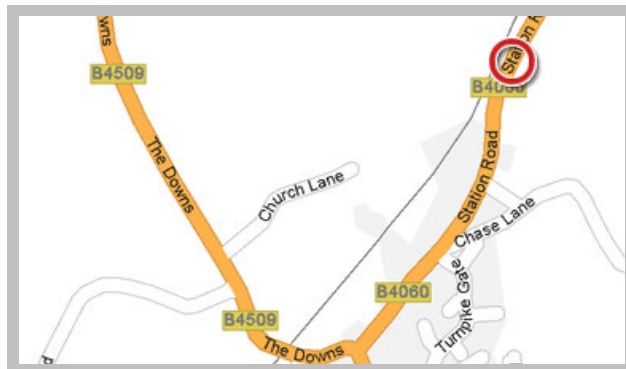
All prices are quoted exclusive of VAT whether or not chargeable.

## SUBJECT TO CONTRACT

## ENERGY PERFORMANCE CERTIFICATE (EPC)



## LOCATION PLANS



## VIEWING & FURTHER INFORMATION

Strictly through sole joint agents:-

### ETP Property Consultants

Contact: Will Nell  
Tel No. 0117 973 1474  
E-mail: willnell@ETPproperty.co.uk

Contact: Julian Bladen  
Tel No. 0117 973 1474  
E-mail: julianbladen@ETPproperty.co.uk

### David James & Partners

Contact: Stewart Waters  
Tel No. 01454 320144  
E-mail: stewart@davidjames.org.uk

