



PROPERTY CONSULTANTS

# TO LET

## MODERN WAREHOUSE UNIT

493 SQ M (5,300 SQ FT)



UNIT 35 HITHER GREEN  
CLEVEDON  
NORTH SOMERSET BS21 6XU

**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

- Hither Green Trading Estate is located immediately adjacent to Junction 20 of the M5 motorway, approximately 12 miles south west of Bristol City Centre and 15 miles south of the M5/M4 interchange at Almondsbury and North Bristol.
- Well located providing access to the South West (Weston Super Mare - 11 miles, Taunton - 35 miles and Plymouth - 108 miles), South Wales, the Midlands and London.
- Bristol International Airport is approximately 8 miles to the east.

## DESCRIPTION

- Part of a terrace of modern style warehouses constructed around steel portal frames with elevations of cavity brickwork and profile steel cladding above under a pitched insulated roof.
- Eaves height of approximately 5.65 m (18 ft) to the underside of haunch over a solid concrete floor.
- Two storey offices constructed to the front of the unit with male and female toilet accommodation.
- Vehicular access can be gained through full height roller shutter doors approximately 4.3 m wide x 5.35 m high.
- Forecourt and car parking.
- Connected to mains water, drainage and three phase electricity.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice and comprises the following:-

Description	sq m	sq ft
Gross Internal Area	492.60	5,300

## TENURE

Available on new Full Repairing and Insuring lease for a terms of years to be agreed.

## RENT

£21,200 per annum exclusive (£4.00 per sq ft)

## RATES

The units are currently assessed for business rates as:-

Description:	Factory & Premises
Rateable Value	£23,750.00

## PLANNING

Most recently been used for warehousing purposes (Class B8) but would be suitable for other uses including Class B1 and B2, subject to obtaining planning consent.

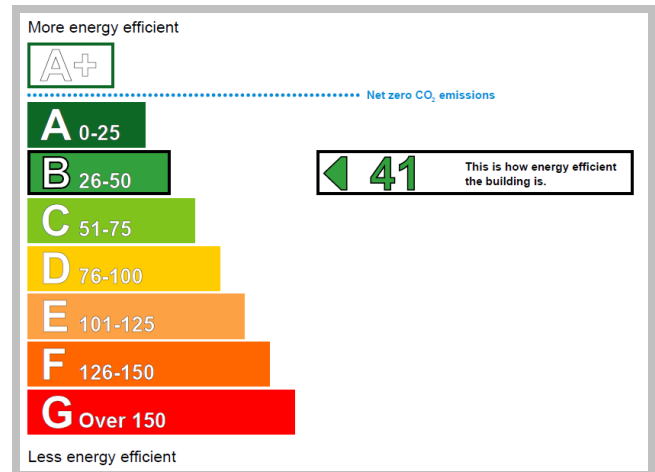
## VAT

All figures are quoted in these details exclusive of VAT whether or not chargeable.

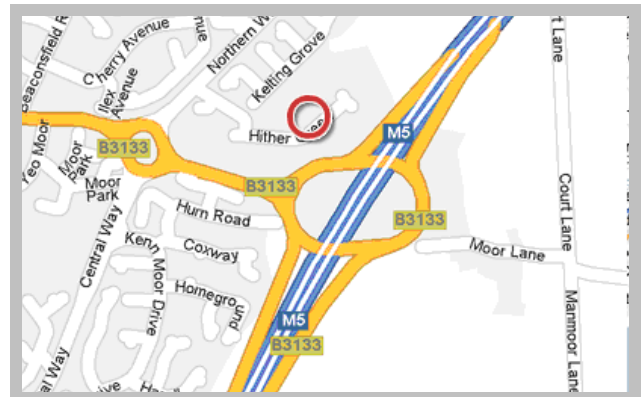
## LEGAL COSTS

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

## AVERAGE ENERGY PERFORMANCE RATING



## LOCATION PLANS



## VIEWING & FURTHER INFORMATION

Strictly through sole agents ETP Property Consultants:-

Ed Le Masurier 0117 317 1729 edlemasurier@ETPproperty.co.uk	Julian Bladen 0117 317 1723 julianbladen@ETPproperty.co.uk
---	--

## SUBJECT TO CONTRACT