

FOR SALE/TO LET

BUSINESS UNIT
231.65 SQ M (2,394 FT)

UNIT 11 RIVERSIDE BUSINESS PARK, ST ANNES, BRISTOL, BS4 4ED



- Mid terraced light industrial unit with a mezzanine floor comprising a mix of office/warehouse and workshop space
- Front service access
- Ample parking

FOR SALE/TO LET

LOCATION

The property is located in St Anne's, a suburb of east Bristol, approximately three miles from the city centre. The area has good transport links via the nearby A4 (Bath Road) and the A4320 (St Philips Causeway) and the Feeder Road providing access to the city centre, the national motorway network and the surrounding area.

DESCRIPTION

- A mid terraced light industrial unit with a mezzanine floor that comprises a mix of office and warehouse/workshop space. The offices are of a good specification with Cat 5 cabling, suspended ceilings with low glare lighting, air conditioning in places, and carpet throughout.
- Front service access.
- Ample parking allocated.
- Connected to all mains services.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
Ground Floor		
Warehouse	76.17	820
Office/Ancillary	46.55	501
Kitchenette	-	-
WC x 2	-	-
First Floor		
Offices	108.93	1,073
Total	231.65	2,394



TENURE

The property is available either by way of the freehold or long leasehold interest, by way of a new effectively full repairing and insuring lease on terms to be agreed.

PRICE

£295,000.

RENT

£21,000 per annum exclusive.

BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description:	Warehouse and Premises
Rateable Value 2020/2021:	£10,750

Interested parties are advised to make further enquiries with the Valuation Office Agency to ascertain the likely business rates payable.

PLANNING

We are advised that the property has planning consent for B1 (Light Industrial) and B8 (Storage & Distribution) under the Town & Country Planning (Use Classes) Order 1987, as amended. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

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.

EPC

Energy Performance Certificate rating: C (75).

CONTACT

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