

HOOTONS

***UNIT 16B BARTON HILL TRADING ESTATE
BARTON HILL
BRISTOL
BS5 9TF***

TO LET

INDUSTRIAL /OFFICES



LOCATION

Barton Hill Trading Estate is situated in the heart of St Phillips, which is Central Bristol's main industrial and warehousing location. Bristol City Centre and Temple Meads Railway Station lie approximately one mile to the west and Junction 3 of the M32 lies only one mile to the north. The M32 provides access to the M4 Motorway and with the M4/M5 interchange only eight miles to the north, access to the Midlands, South Wales, the South West and London is good. The property is located on the corner of Glendare Street and Great Western lane.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

The property comprises a three storey building of brick construction with the main pitched roof covered with tiles. The accommodation comprises mostly offices, various storage rooms, kitchen and WC facilities. There is access to the premises from Great Western lane and Herapath Street. Three phased electricity is also connected to the premises. Externally there are 9 car parking spaces located within the Barton Hill Trading Estate.

ACCOMMODATION

We have been advised by our client that the approximate/gross internal/net internal floor areas are as follows:-

Ground floor (GI) Storage/Offices	150.87 sq m	(1,624 sq ft)
First floor (NI) Offices/Canteen	85.84 sq m	(924 sq ft)
Second floor (NI) Offices	150.69 sq m	(1,622 sq ft)
Total	387.40 sq m	(4,170 sq ft)

WORKS

The owner of the premises will replace the windows with double glazed units and provide central heating.

RENT

£ 20,000 per annum exclusive

TERMS

The premises are available by a full repairing and insuring lease for a term to be agreed.

RATES

Rateable Value: £16,250

Rates Payable (2017/18) 46.6p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VAT

All figures quoted are exclusive of VAT.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton
Tel: 0117 933 9915

NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

ENERGY PERFORMANCE CERTIFICATE

