



***1 QUEEN VICTORIA STREET
ST PHILIPS
BRISTOL
BS2 0QR***

***TO LET
OFFICE WITH WAREHOUSE***

(2,431 SQ FT) 225.85 SQ M



St Philips is a popular industrial location which benefits from excellent road networks with easy and close access to the M32, the A4 Bath Road, Bristol City Centre and Temple Meads railway station located one mile to the west.

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 two storey office of brick/block construction under a flat roof. The offices benefit from: double glazed windows throughout, gas central heating, cat II lighting and a kitchen. To the rear there is a steel frame warehouse accessed via a roller shutter (of approx. 3m x 3m) under a sandwich insulated clad roof. The eaves height is approximately 3m. There are at least two secure parking spaces with the site.

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

Ground Floor & First Floor Offices	165.22 sq m	1,778 sq ft
Warehouse (inc office)	<u>60.63 sq m</u>	<u>653 sq ft</u>
Total	225.85 sq m	2,431 sq ft

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to three yearly rent reviews.

RENT

£15,250 per annum exclusive

PLANNING

We understand the building is suitable for B1, B8 uses subject to the necessary consents. All interested parties are advised to make their own enquiries with the local planning authority.

RATES

Rateable Value: £10,250

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

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

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

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

ENERGY PERFORMANCE CERTIFICATE

