

# HOOTONS

***UNIT 45 DIXON BUSINESS CENTRE  
DIXON ROAD  
BRISLINGTON  
BRISTOL  
BS4 5QW***

***TO LET  
112.50 sq m (1,211 sq ft)***

***TWO STOREY INDUSTRIAL UNIT  
CONSTRUCTED IN 2014***



Dixon Business Centre is situated approximately 3.5 miles south east of Bristol City Centre. Access is via Dixon road which is close to the A4, a main arterial route into Bristol that connects directly with the A4174 Avon ring road linking the A4 Bath Road with the M32 and M4/M5 national motorway network.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

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

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### *DESCRIPTION*

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The property comprises a two storey unit constructed around a steel frame with elevations of brick work under a profiled sheet roof incorporating translucent roof-lights. The storage area has a concrete floor, fluorescent strip lighting, a WC and a roller shutter loading door. There are offices at first floor level.

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### *ACCOMMODATION*

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The approximate gross internal floor area is: 112.50 sq m (1,211 sq ft)

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### *TERMS*

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

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### *RENT*

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£10,300 per annum exclusive.

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### *RATES*

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Rateable Value: £9,990

Rates Payable (2016/2017) 48.4p in the £

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

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### *PLANNING*

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It is our understanding that the units have B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) planning consent. All applicants are advised to make their own enquiries with the Planning Department of Bristol City Council, to telephone 0117 922 2000.

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### *LEGAL COSTS*

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Both parties will be responsible for their own legal costs in connection with these transactions.

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### *VAT*

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All figures quoted are exclusive of VAT.

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### *EPC*

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Coming Soon.

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### *VIEWING & FURTHER INFORMATION*

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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*

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