

HOOTONS

**UNIT 12 BRUNEL COURT
DEAN ROAD
YATE
BRISTOL
BS37 5NR**

TO LET
304.35 (3,276 sq ft)

WAREHOUSE/OFFICE
(may split vertically)



The subject premises are situated in Yate, approximately 12 miles north of Bristol. The unit is located on the right hand side towards the end of Dean Road, in the heart of the Industrial area of Yate.

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 open plan offices, situated above storage/production accommodation. There are a number of parking spaces to the front of the premises and an area of Yard/Parking to the side.

ACCOMMODATION

The approximate gross internal floor area's as follows:-

Ground floor- Warehouse	153.79 sq m	1,655 sq ft
First floor- Office	150.56 sq m	1,621 sq ft
Total	304.35 sq m	3,276 sq ft

(The unit may be spilt vertically to make two units of 1,400 & 1,800 sq ft.)

TERMS

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

RENTS

£ 21,250 per annum exclusive. (If spilt we will be asking £11,250 and £14,400.)

RATES

Rateable Value: £11,000

Rates Payable (2017/2018) 47.9p 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.

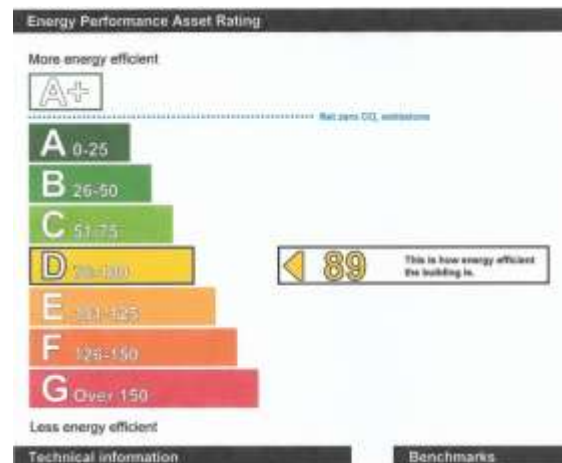
VIEWING & FURTHER INFORMATION

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



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.