

HOOTONS

**UNIT 2 SPRINGWATER BUSINESS PARK
CREWS HOLE ROAD
ST ANNES
BRISTOL
BS5 8AN**

TO LET
114.88 sq m (1,237 sq ft)

WAREHOUSE



The property is located within Springfield Business Park in St Annes, a suburb of Bristol situated approximately two miles east of the city centre. The nearby A420 provides access to Junction 3 of the M32 and the city centre via Lawrence Hill roundabout.

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 single storey industrial unit/warehouse of steel portal frame construction. The elevations are combination of traditional facing brickwork and insulated cladding, under pitched roofs. Access to the unit is via a sliding folding door. The property benefits from strip lighting throughout, WC facilities and three phase electricity. Two car parking spaces are available immediately in front of the property and the park offers further parking spaces.

ACCOMMODATION

The approximate gross internal floor area of the unit is as follows:-

Warehouse 114.88 sq m 1,237 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

£9,900 per annum.

RATES

Currently there is a single assessment for units 2 & 3, and therefore a new separate assessment will have to be made.

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

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