



## Unit C9

Carey Development, Clevedon, BS21 6RR

### Industrial Unit/ Warehouse located on desirable location

**1,400 sq ft**  
(130.06 sq m)

- Located on the Carey Industrial Estate
- J20 of the M5 motorway approximately 1.5 miles
- Allocated Parking

## Summary

<b>Available Size</b>	1,400 sq ft
<b>Rent</b>	£12 per sq ft
<b>Rates Payable</b>	£5,489 per annum Current rateable value (1 April 2023 to present)
<b>Rateable Value</b>	£11,000
<b>EPC Rating</b>	E (124)

## Description

The property comprises a mid terrace industrial warehouse with office accommodation. The unit is constructed on a steel portal frame with elevations of brick and blockwork under a pitched roof incorporating single skin roof lights. The warehouse has a concrete floor, strip lighting and an eaves height of approximately 3.1m.

## Location

The property is located on the Carey Industrial Estate approximately 1 mile to the south of Clevedon town centre. The national motorway network is accessed via junction 20 of the M5 motorway approximately 1.5 miles to the east. Nearby occupiers include Asda, Jewson and Howdens.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 9	1,400	130.06
<b>Total</b>	<b>1,400</b>	<b>130.06</b>

## Viewings

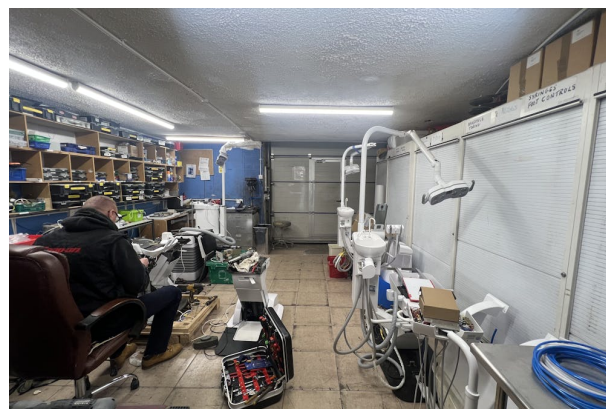
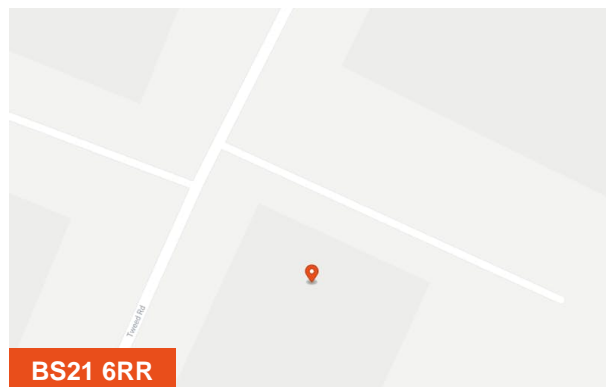
For further information or to arrange an inspection, please contact Hartnell Taylor Cook

## Terms

The lease is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction



## Viewing & Further Information

### William Shortall

0117 946 4519 | 0777401 7218

[william.shortall@htc.uk.com](mailto:william.shortall@htc.uk.com)

### Simon Harvey

01179 464 520 | 07785 222 868

[simon.harvey@htc.uk.com](mailto:simon.harvey@htc.uk.com)