



## Unit N1

Hallen Industrial Estate, Bristol, BS10 7SE

### End of Terrace Industrial Unit on Established Estate

**4,715 sq ft**  
(438.04 sq m)

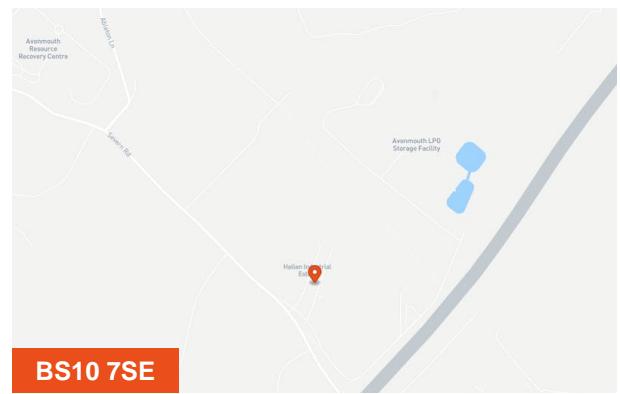
- 3 Phase Power
- Close to Junction 18, M5 and junction 1, M48.
- Suitable for a variety of uses

## Summary

Available Size	4,715 sq ft
Rent	£7.50 per sq ft £35,362.50 per annum
Rates Payable	£7,609.75 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£15,250
EPC Rating	E (109)

## Location

The property is located off Severn Road which links into St Andrew's Road (A403) which in turn provides access to the national motorway network at junction 18 of the M5 to the South and junction 1 of the M48 to the North. Bristol City Centre is approximately 9 miles to the East.



## Description

The property comprises an industrial/warehouse unit constructed on a steel portal frame under a pitched roof incorporating roof lights. The clear internal eaves height is 4.8m. The unit has a roller shutter loading door measuring 4.5m (w) X 4.1 m (h).



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	3,918	363.99
Unit - Office	797	74.04
<b>Total</b>	<b>4,715</b>	<b>438.03</b>

## Terms

The property is available for a guaranteed term until September 2027 by a way of a new full repairing and insuring lease for a term of years to be agreed.



## Viewing & Further Information

### Simon Harvey

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