



Indicative Site Layout

Unit 4

Coates Industrial Estate, Bristol, BS48 1JN

Industrial/ Warehouse Unit located on Established Industrial Estate

7,010 sq ft
(651.25 sq m)

- 3 Phase Power
- 6 Up & Over Loading Doors with Cross Loading
- Ability to Create a Self Contained Yard
- 2 Vehicle Inspection Pits

Summary

| | |
|----------------|----------------------|
| Available Size | 7,010 sq ft |
| Rent | Rent on application |
| Rates Payable | £21,831.25 per annum |
| Rateable Value | £43,750 |
| VAT | Applicable |
| EPC Rating | D |

Location

Coates Industrial Estate lies approximately half a mile north of the town centre and 4 miles east of junction 20 of the M5 motorway via the B3130 Clevedon Road. The centre of Bristol is approximately 8 miles to the east of Nailsea via the A370 and B3130 roads.

Description

The property comprises a self contained industrial/ warehouse unit of steel portal frame with metal cladding. There are 3 up and over loading doors to the front and rear elevations which allows for cross loading. The warehouse benefits from 2 purpose built vehicle inspection pits. There is ground and first floor office accommodation with WC's and Kitchenette facilities.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---------------------------|--------------|---------------|
| Unit - 4 Warehouse | 5,341 | 496.20 |
| Ground - Office | 228 | 21.18 |
| Ground - Internal Storage | 294 | 27.31 |
| 1st - Office | 1,147 | 106.56 |
| Total | 7,010 | 651.25 |

Viewings

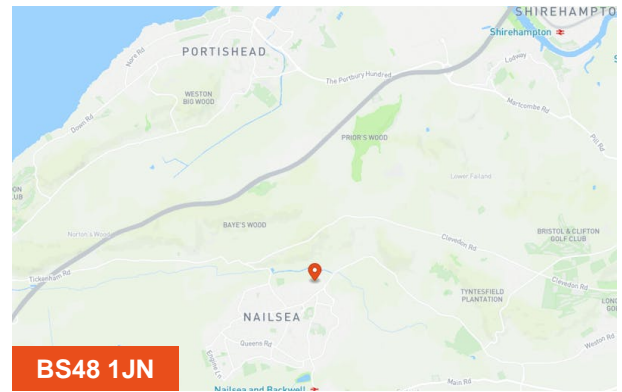
For further information or to arrange an inspection please contact Hartnell Taylor Cook.

Legal Costs

Each party to bear their own costs

Planning

The building is suitable for E office and/or light industrial and B8 storage and distribution use. Interested parties are advised to make their own inquiries with North Somerset Council Planning Department.



Viewing & Further Information

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