



## Units 8 - 10 Lawrence Hill

Unit 8-10, Lawrence Hill Industrial Park, Bristol, BS5 0EB

### **Centrally Located Industrial Unit on Established Industrial Estate**

**17,165 sq ft**  
(1,594.68 sq m)

- C.1 to J3 of the M32 Motorway
- 0.3 Miles to Lawrence Hill Train Station
- 24/7 Access
- 30 Allocated Parking Spaces

## Summary

<b>Available Size</b>	17,165 sq ft
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£34,048 per annum Current rateable value (1 April 2023 to present)
<b>Rateable Value</b>	£66,500
<b>EPC Rating</b>	Upon Enquiry

## Description

The property comprises a number of adjacent units. 8, 9 and 10 is constructed of brick and blockwork walls under a profiled sheet covered roof.

## Location

Lawrence Hill Industrial Park is located in central Bristol, accessed from Croydon Street with access to the national motorway network at junction 3 of the M32 approximately 1 mile to the North. Bristol city centre is approximately 1.5 miles to the South West.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Total /sq ft
Unit - 8, 9 & 10	17,165	1,594.68	£0
<b>Total</b>	<b>17,165</b>	<b>1,594.68</b>	<b>£0</b>

## Viewings

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

## Terms

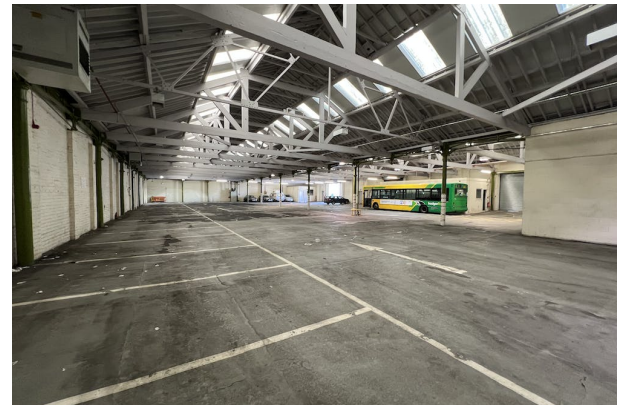
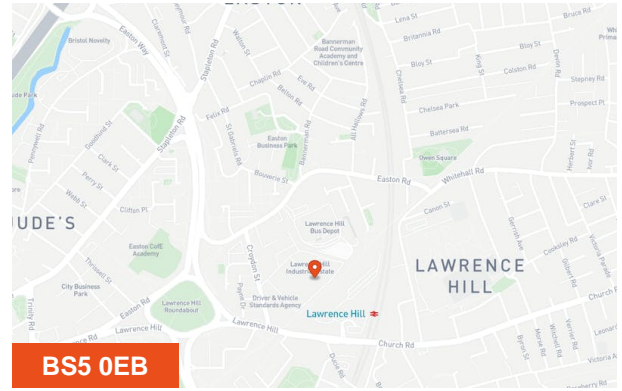
The combined units are available on a new full repairing and insuring lease for a term of years to be agreed.

## Rates

Please verify the actual rates payable with the local authority, Bristol City Council.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



## Viewing & Further Information

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