



## Unit 22

Southfield Road Trading Estate, Bristol, BS48 1JJ

### Mid Terrace Industrial/Warehouse Unit

4,296.76 sq ft

(399.18 sq m)

- Close to Nailsea town centre
- 4 miles east of Junction 20 of M5 motorway
- 3 Phase Power

## Summary

<b>Available Size</b>	4,296.76 sq ft
<b>Rent</b>	£35,500 per annum
<b>Business Rates</b>	To Be Re Assessed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (96)

## Description

The property comprises a mid terrace industrial warehouse unit of brick and profiled cladding elevations beneath an insulated pitched roof incorporating double skin roof lights. Internally, the unit comprises a warehouse with ground floor office, reception area, WC and kitchenette with first floor offices located at both the front and rear of the property.

Vehicular access is via full height roller shutter loading door to the front elevation. Externally, there is a shared forecourt area with approximately 4 parking spaces allocated to the unit.

## Location

Southfield Road Trading 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,221	206.34
Ground - Office	469.62	43.63
1st - Office	474	44.04
1st - Office 2	1,132.90	105.25
<b>Total</b>	<b>4,297.52</b>	<b>399.26</b>

## Tenure

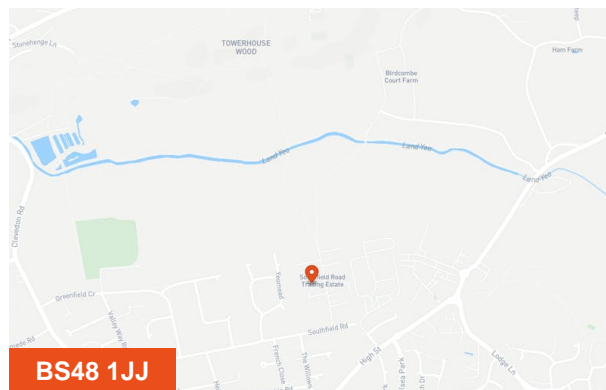
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Planning

The building is suitable for E light industrial and B8 storage and distribution uses. Interested parties are advised to make their own enquiries with Nailsea Town Council Planning Department.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information

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