



Unit 1

Lawrence Hill Industrial Park, Croydon Street, Bristol, BS5 0EB

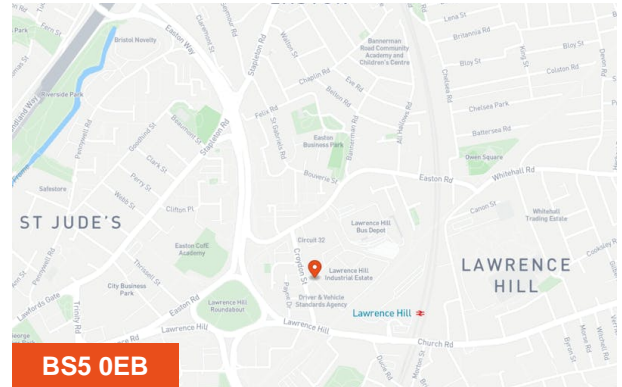
Centrally Located Industrial Unit on Established Industrial Estate

5,790.38 sq ft
(537.94 sq m)

- Undergoing Comprehensive Refurbishment
- C.1 to J3 of the M32 Motorway
- 0.3 Miles to Lawrence Hill Train Station
- 24/7 Access

Summary

| | |
|-----------------------|---|
| Available Size | 5,790.38 sq ft |
| Rent | Rent on application |
| Rates Payable | £10,624 per annum Current rateable value (1 April 2023 to present) |
| Rateable Value | £20,750 |
| Service Charge | £4,006.23 per annum Service Charge Year - 1 Jan 23 to 31 Dec 23 |
| EPC Rating | E (113) |



Description

The property comprises an end of terrace unit and is constructed of brick and blockwork walls under a profiled tiled covered roof. The property benefits from a toilet block within the warehouse and separate office accommodation.

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 the following areas:

| Name | sq ft | sq m | Availability |
|--------------------|-----------------|---------------|--------------|
| Ground - Warehouse | 4,937.66 | 458.72 | Available |
| Ground - Office | 852.72 | 79.22 | Available |
| Total | 5,790.38 | 537.94 | |

Viewings

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

Terms

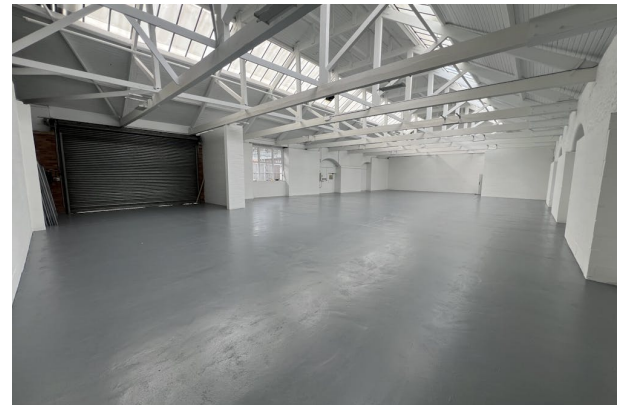
The combined units are available on a new full repairing and insuring lease for a term of years to be agreed.

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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