

## 28 Bonville Road Bristol, BS4 5QH

# Well located industrial/warehouse unit

4,262.89 sq ft

(396.04 sq m)

- Proximity to A4 and Bristol Ring Road
- Allocated Parking
- 4.46m eaves

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#### Summary

Available Size	4,262.89 sq ft
Rates Payable	£10,978 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£22,000
VAT	Applicable
EPC Rating	C (69)

#### Description

The property comprises a mid-terrace industrial/warehouse unit of brick construction under a Kingspan roof incorporating roof lights and an internal eaves height of 4.4m. The property has two storey office accommodation with WCs and kitchen to the front elevation, and a full height roller shutter door to the rear.

#### Location

The property is situated on Bonville Road on the Brislington Trading Estate, a well-established industrial park located approximately 4 miles south east of Bristol City Centre. Bath is located approximately 10.4 miles away to the east and is accessed via the A4 and A36.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,438	226.50
Ground - Under Croft	365.46	33.95
Mezzanine - Mezzanine	286.22	26.59
Ground - Office	612	56.86
1st - Office	561.21	52.14
Total	4,262.89	396.04

#### **Viewings**

Strictly by appointment with the sole agents

#### Terms

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(g) i-iii and B8 storage and distribution use. Interested parties are advised to make their own enquiries with Bristol City Council.

#### **Legal Costs**

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







### Viewing & Further Information

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