



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

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

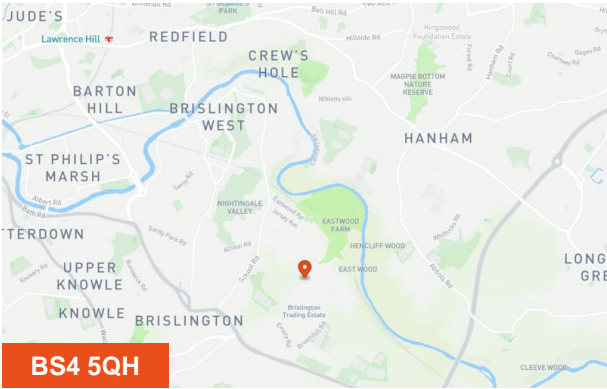
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

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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