



## Unit 5 Midland Way

Midland Way Business Park, Thornbury, BS35 2BS

**Self-contained office  
accommodation in a prime  
Thornbury business location**

**2,132 sq ft**  
(198.07 sq m)

- 6 car parking spaces
- Freehold sale
- Self-contained office accommodation
- EPC C

# Unit 5 Midland Way, Midland Way Business Park, Thornbury, BS35 2BS

## Summary

<b>Available Size</b>	2,132 sq ft
<b>Price</b>	Offers in the region of £250,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£0.93 per sq ft
<b>EPC Rating</b>	C (59)

## Description

Unit 5 Midland Way is a two-storey, self-contained office building that sits within a scheme of several other units of similar age and design. The building is in relatively good condition but will require basic updating throughout. It benefits from large offices areas on both floors and generous storage.

There is a WC located on each floor and the kitchen is currently located on the first floor. Internally, the building currently contains the existing owner's fitout.

## Location

The Thornbury market tailors well for local occupiers being of smaller nature and this building sits in a prime position for a local occupier to purchase and put their own stamp on the building with a refurbishment.

Unit 5 Midland Way sits on a major arterial road in Thornbury and benefits from easy access to Bristol and the wider motorway connectivity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	2,132	198.07	Available

## Viewings

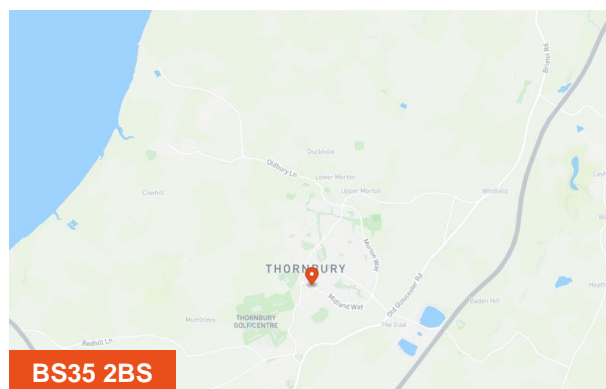
Viewings are to be arranged directly with the marketing agents, Hartnell Taylor Cook.

## Terms

Each party are to bear their own legal costs.

## VAT

The property is elected for VAT and will be applicable.



## Viewing & Further Information

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