



## Unit 5 Coates Industrial Estate

Southfield Road, Nailsea, BS48 1JN

### Industrial Space to let

**5,775 sq ft**

(536.52 sq m)

- Covered canopy
- Two loading doors
- 3 Phase power

## Summary

Available Size	5,775 sq ft
Rent	£25,000 per annum
Rates Payable	£10,978 per annum
Rateable Value	£22,000
Service Charge	Upon Enquiry
VAT	Upon Enquiry
EPC Rating	B (45)

## Description

The property comprises of a mid terrace industrial/warehouse unit of brick construction with metal cladding. There are two wooden sliding doors for loading/unloading with a maximum height of c.4m. The front of the property has a shared canopy which can be used for storage or parking. The property is also equipped with 3 phase power.

Internally, there is a 2 storey office with a kitchenette, power and 2 WCs.

Externally, there is a shared yard with approximately 4 parking spaces.

## Location

Coates Industrial 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.

## Terms

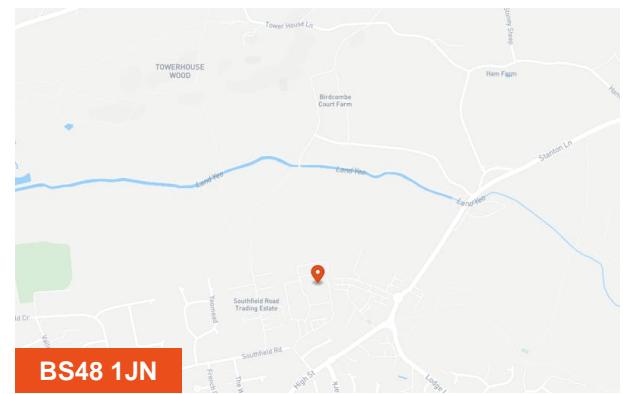
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Planning

The building is suitable for E office and/or light industrial and B8 storage and distribution use. Interested parties are advised to make their own enquiries with North Somerset Town Council Planning Department.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



## Viewing & Further Information

### Simon Harvey

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