



## 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

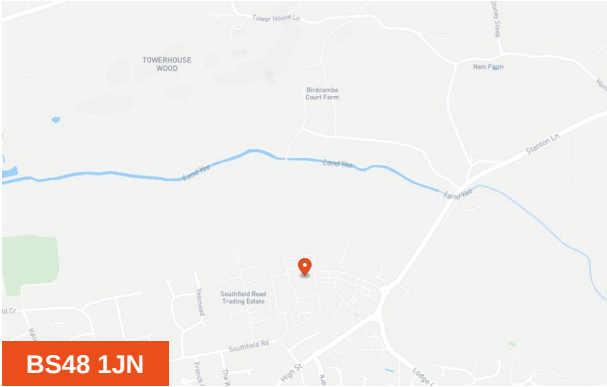
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

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

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