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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



Unit 10, Avon Gorge Industrial Centre, Portview Road, Bristol, BS11 9LQ £23,000 Per Annum

Spacious industrial unit of approximately 3,674sqfft (Gross Internal Area) benefiting from good internal height and off-street parking to the front. The property is situated in a convenient location just off the Portway in Avonmouth, providing easy access to the motorway networks and Bristol City Centre. Offered on the basis of a new Full Repairing and Insuring lease, with terms to be negotiated.



Unit 10, Avon Gorge Industrial Centre, Portview Road, Bristol, BS11 9LQ

DESCRIPTION

Industrial premises providing approximately 2,944sqft to the ground floor, with an additional mezzanine of 730sqft with further mezzanine storage. The unit benefits from good internal height, gas central heating, offices and store rooms.

LOCATION

Situated on Portview Road just off The Portway providing easy access to Avonmouth village, Bristol City Centre and the motorway networks.

ACCOMODATION

GROUND FLOOR

Approx. 2,944sqft

MEZZANINE

Approx. 730sqft.

OUTSIDE

We understand the parking immediately in front of the unit is also included in the title, along with the right to park in a further 6 spaces to the front of the estate.

LEASE DETAILS

Available by way of a new Full Repairing and Insuring lease, with terms to be negotiated.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

BUSINESS RATES

The rateable value as per the VOA website is £24,250. Parties are advised to contact the local authority to confirm rates payable.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

CONTROL OF ASBESTOS REGULATIONS

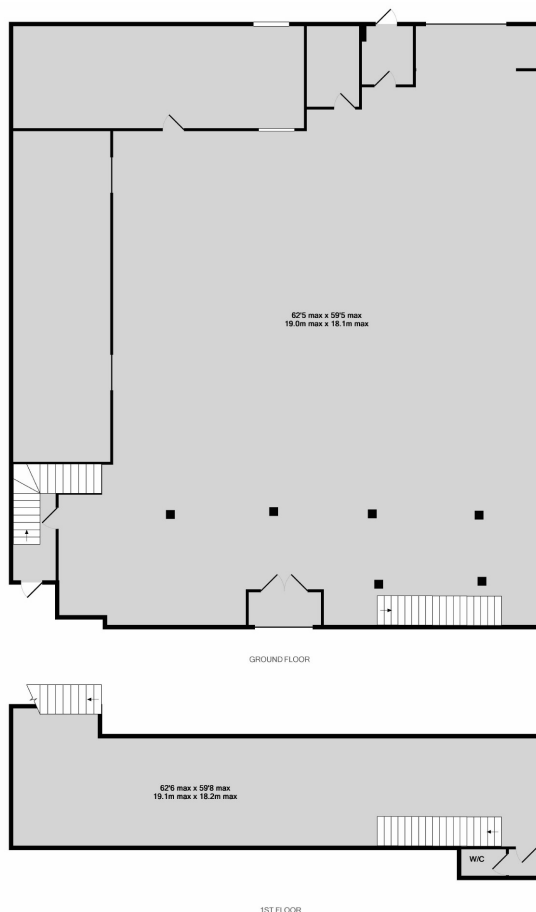
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £200 plus VAT (£240 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

VIEWING

Strictly by appointment with Maggs & Allen.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The service, systems and equipment shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 10/2/17



Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

Estate Agents & lettings

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Bristol, BS9 4HW

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

