

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



Unit 6 Novers Hill Trading Estate, Novers Hill, Bristol, BS3 5QY

£50,000 Per Annum

LARGE INDUSTRIAL UNIT & OFFICES

Opportunity to lease a large freehold, two-storey industrial unit of approximately 12,000 sqft located within the Novers Hill Trading Estate, Bedminster. The unit is conveniently located within close proximity to the Bristol City Centre providing easy access to the new Link Road and further motorway networks. Comprising a large open-plan warehouse to the ground floor of approximately 7000sqft with additional first floor offices, board room, kitchen and toilet facilities and further workshop/storage space of approximately 4,860sqft. The current owners have significantly refurbished the unit and benefits now include modern digital connectivity and IT infrastructure, secure parking for 10 cars, gas central heating and double glazing throughout. Please note the unit is also available for sale and offers are invited in excess of £600,000.



Unit 6 Novers Hill Trading Estate, Novers Hill, Bristol, BS3 5QY

DESCRIPTION

A large freehold industrial unit of approximately 12,000sqft. The property comprises a large warehouse, customer/reception area, toilet and shower facilities to the ground floor with modern well presented offices, board room, toilets facilities and kitchen area and further workshop space on the above mezzanine floor. The property benefits from off street parking for approximately 10 cars to the front, burglar and fire alarms, double glazing, modern gas central heating and panoramic views of Bristol.

LOCATION

Situated within the Novers Hill Trading Estate, Bedminster. The estate is conveniently located providing easy access to the M4 and M32 motorway networks, Temple Meads and Parkway train stations. The unit is the 5th from the entrance to the estate.

LEASE DETAILS

Available on the basis of a new Full Repairing and Insuring lease.

Each party to incur their own legal costs.

ACCOMMODATION

WAREHOUSE/WORKSHOP - GROUND FLOOR

Approximately 7,000sqft (650sqm)

MEZZANINE

Approximately 3,250sqft (300sqm)

OFFICES

Approximately 1,600sqft (150sqm)



PLANNING

We understand the property has most recently been used by an auto parts company mainly for storage and packaging purposes and benefits from B2 planning consent.

BUSINESS RATES

The current rateable value as per the VOA website is £33,250.

VAT

All figures are quoted exclusive of VAT unless otherwise stated.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

VIEWING

Strictly by appointment with Maggs & Allen.

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



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. Any site and floor plans provided are for indicative purposes only and should not be relied upon.

