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Property Consultants

maggs  
allen

commercial



**Unit 2 The Old Mill, Chapel Lane, Bristol, BS15 4NQ**

**£35,000 Per Annum**

\*\*\*OFFICE/INDUSTRIAL UNIT\*\*\*

A spacious, well-presented office/industrial Unit of 3,514 sqft. The unit is arranged over 2 floors, and benefits from air-conditioning, suspended ceilings and double glazing. Situated in Warmley, the property offers easy access to the A4174 Bristol ring road, and Bath. Further benefits include 6 allocated parking spaces.





# Unit 2 The Old Mill, Chapel Lane, Bristol, BS15 4NQ

## DESCRIPTION

A spacious, well-presented 2 storey industrial/office unit benefitting from double glazing, air-conditioning, and suspended ceilings throughout.

## LOCATION

Situated in Warmley, close to the A4174 Bristol Ring Road, which offers good access to the M4/M5 motorway networks. The property is also ideally located for access to Bath.

## ACCOMMODATION

The property provides the following accommodation:

Ground Floor: 1,638 sqft (NIA). 1,652 sqft (IPMS3).

First Floor: 1,799 sqft (NIA). 1,863 sqft (IPMS3).

Toilet facilities are located on the Ground Floor.

The property benefits from 6 allocated parking spaces.

## LEASE DETAILS

Available To Let on a new Full Repairing & Insuring Lease with terms to be negotiated. Each party to incur their own legal fees.

The unit is expected to be available from July 2019.

## FLOOR PLAN

The floor plan is for indicative purposes only, and should not be relied on.

## BUSINESS RATES

The rateable value, effective from July 2018 as per the VOA website is £16,250.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: E

## VIEWINGS

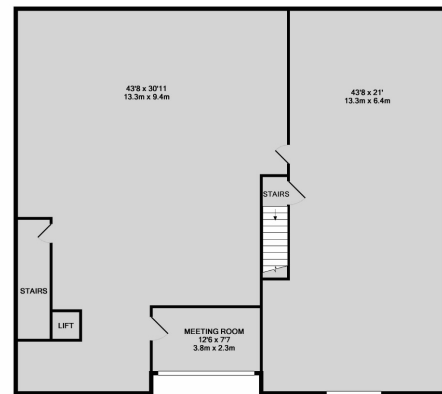
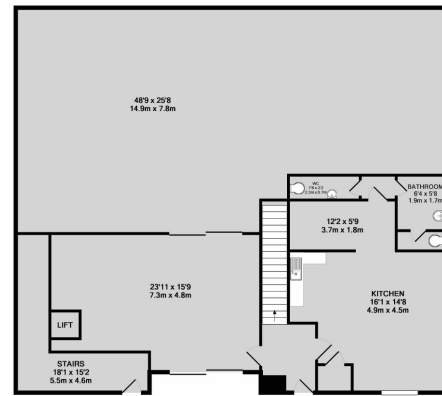
Strictly by appointment with Maggs & Allen.

## 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.



TOTAL APPROX. FLOOR AREA 4202 SQ.FT. (390.4 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan, intended measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The intended, layout, and appearance shown have not been tested and no guarantee as to their accuracy or efficiency can be given.  
 Made with Metaphor 00019



## 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.

