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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
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commercial



## 7 Clothier Road, Brislington, Bristol, BS4 5PS

**£65,000 Per Annum**

A large detached industrial unit of approximately 14,875sqft benefiting from off street parking to the front, first floor offices and a large/enclosed rear courtyard with loading bay.

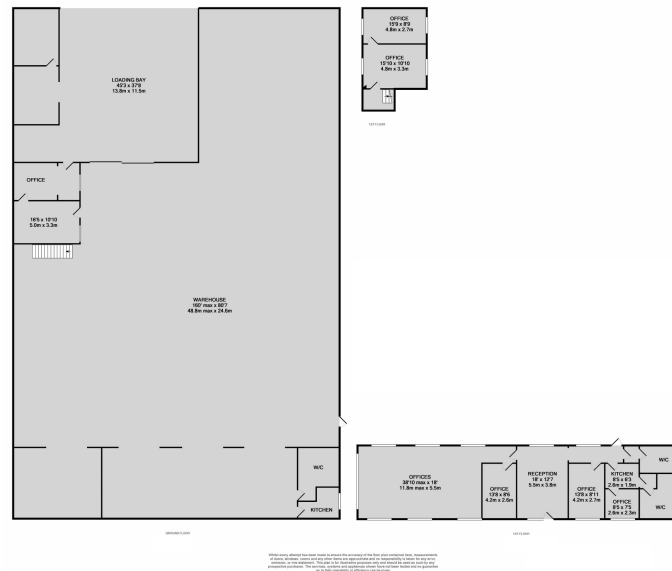
The property is situated just off the A4/Bath road providing easy access to the city centre and Keynsham Bypass.

Offered to let on a new Full Repairing and Insuring basis.





# 7 Clothier Road, Brislington, Bristol, BS4 5PS



## DESCRIPTION

A detached industrial unit arranged as offices to the front/first floor, with large warehouse behind, loading bay, further offices and a large enclosed rear yard providing access for articulated lorries. Internally the warehouse benefits from an eaves height of approximately 22ft3' at maximum.

## LOCATION

Situated just off Broomhill Road providing easy access to the A4/Bath Road.

## SCHEDULE OF ACCOMODATION

Warehouse (including loading bay) : approx 13,054sqft / 1,212.7sqm  
Loading Bay: Approx. 1,700sqft / 158sqm  
Mezzanine Office: approx 330sqft / 30.7sqm  
First Floor Offices: approx 1,490sqft / 138.4sqm (1,175sqft IPMS2 Offices)  
Site Area: Approx 0.57 acre.  
The above areas are provided on a Gross Internal Area basis.

## EPC

Rating: E (August 2014).

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## LEASE INFORMATION

The unit is offered to let on the basis of a new Full Repairing and Insuring Lease with the terms to be negotiated. Each party to incur their own respective legal fees.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## BUSINESS RATES

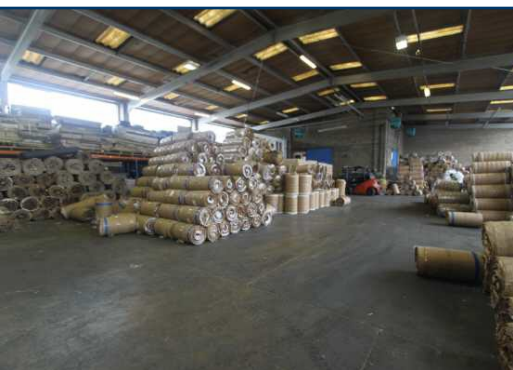
The rateable value with effect from April 2017 is £38,750.

## VIEWINGS

Viewings are strictly by appointment only with Maggs & Allen.

## CONTROL OF ASBESTOS

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.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

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