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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



29 Bonville Business Centre, Brislington, Bristol, BS4 5QR

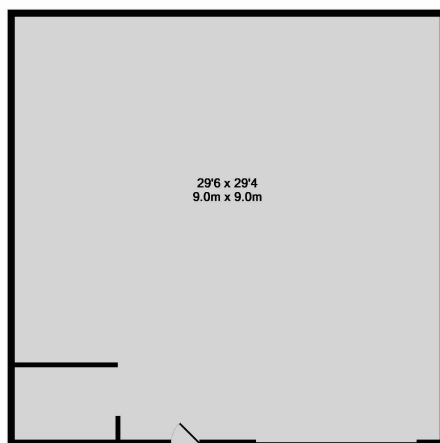
£7,000 Per Annum

INDUSTRIAL UNIT TO LET

Industrial unit of approximately 870sqft benefiting from two allocated parking spaces to the front. The unit is situated just off the Bath Road providing easy access to Bristol City Centre and the ring road and Bath. Available to let on the basis of a new Full Repairing and Insuring lease.



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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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

Light industrial unit of approximately 870sqft benefiting from 2 allocated parking spaces to the front and full height roller shutter access.

LOCATION

Situated in an established and enclosed modern industrial estate just off Bath Road, Brislington. The unit is conveniently located providing easy access to the Bristol City Centre and Bath.

FLOOR PLAN

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

LEASE DETAILS

Offered to let on a new Full Repairing and Insuring basis and subject to an estate service charge. Each party to incur their own respective legal costs.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

BUSINESS RATES

TBC

VIEWING

By appointment with Maggs and Allen

VAT

We understand VAT is applicable to the rent.

TENANT APPLICATION FEE

The incoming 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.

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

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.

