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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



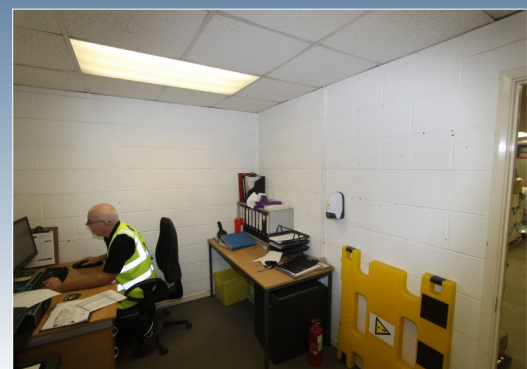
2a New Station Way, Fishponds, Bristol, BS16 3LD

£78,000 Per Annum

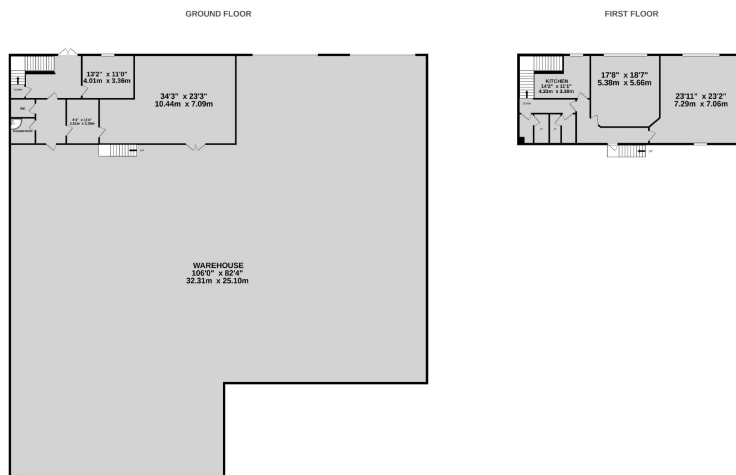
LIGHT MODERN INDUSTRIAL UNIT & LARGE YARD

A substantial modern industrial unit of approximately 11,184 sqft, comprising 8,544 sqft of warehouse/workshop space and 2,640 sqft of offices and stock rooms. Benefits include a large secure yard to the front, electric roller shutter access and 3-phase power. The unit is situated on New Station Way, Fishponds, easily accessible from the M32 (Junction 2) and approximately 4.8 miles away from Bristol City Centre.

Available to let on an effectively new Full Repairing & Insuring lease.



2a New Station Way, Fishponds, Bristol, BS16 3LD



DESCRIPTION

A well presented modern light industrial unit providing approximately 8,544 sq ft of warehouse space, with a further 2,640 sqft (GIA) of office space and storage.

The property benefits from a substantial secure goods yard, with parking for 18+ vehicles, and 2 roller shutters. The offices are finished to a high standard with suspended ceilings throughout, disabled access WC, shower facilities, and gas central heating.

LOCATION

Located on New Station Way, Fishponds within close proximity to Filwood Road. The unit is easily accessible from the M32 motorway is within (Junction 2) and Bristol City Centre is approximately 4.8 miles away.

ACCOMMODATION

Warehouse: 8,544 sq ft (GIA)

Ground Floor Offices and Stock Room: 1,320 sq ft (GIA)

First Floor Offices: 1,320 sq ft (GIA)

In addition there is a substantial yard to the front, measuring approximately 106 ft wide. Clear height in the warehouse is 31'6", with a minimum eaves height of 21'11".

LEASE DETAILS

Available To Let on a new Full Repairing & Insuring lease with terms to be negotiated.

Each party to incur their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Rating: C (Expires November 2030).

BUSINESS RATES

The rateable value, effective from April 2017, is £59,000.

FLOOR PLAN

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

VIEWING

By appointment with Maggs & Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

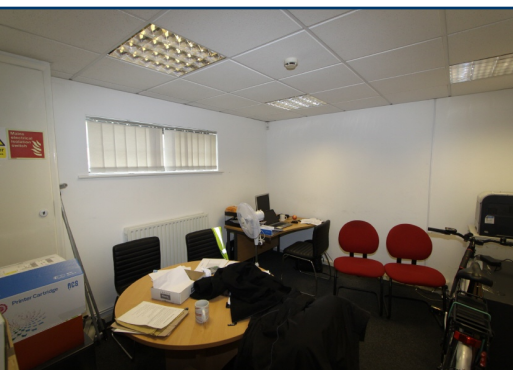
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

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.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



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 endeavours 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.

