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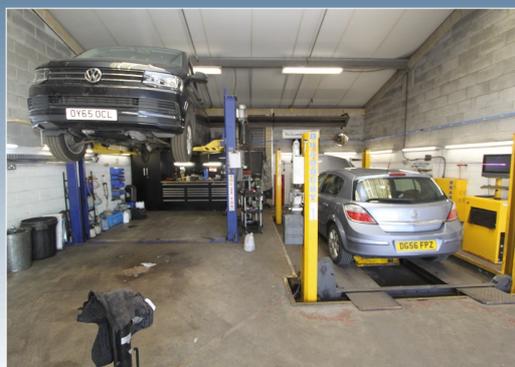
0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

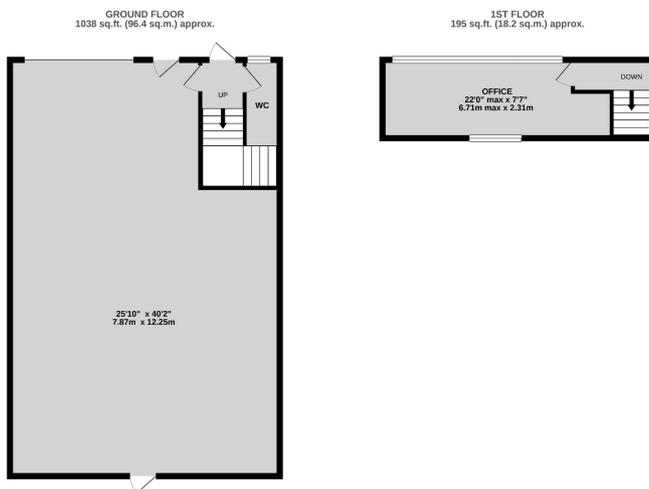


Unit 17, Windmill Farm Business Centre, Bristol, BS3 4DB £13,950 Per Annum

Modern unit of approximately 1,233 sq ft (114.5 sq m) benefiting from secure roller shutter access and forecourt parking. The unit is situated in a convenient location just off Bedminster Parade providing easy access to Bedminster and Bristol City Centre and is offered to let on a new effectively fully repairing and insuring basis. Given the current demand for small units of this nature, early enquiries are recommended.



Unit 17, Windmill Farm Business Centre, Bristol, BS3 4DB



TOTAL FLOOR AREA: 1233 sq.ft. (114.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing, the measurements of floor, wall, ceiling, rooms and plots are given as approximate and no responsibility is taken for any error or omission in this context. This plan is for illustrative purposes only and should not be used as such to any prospective purchaser. The approach, location and appearance shown does not represent the actual appearance of the property. It is intended to give a general impression of the property only. Made with floorplan 02/02

DESCRIPTION

A small light industrial unit of approximately 1,233 sq ft. The unit benefits from roller shutter access, forecourt providing off street parking and air conditioning. The unit is currently used for car repairs and the equipment/lifts may be available by separate negotiation if required.

LOCATION

Situated in Windmill Farm Business Centre, Bedminster, the property is conveniently located for Bristol City Centre, Bedminster, and Redcliffe. Bristol Temple Meads Railway Station is reachable within approximately 20 minutes by foot.

ACCOMMODATION

Ground Floor - Approx. 1,038 sq ft / 96.4 sq m, predominantly open plan with WC and access to the first floor.
 First Floor - Approx. 195 sq ft / 18.1 sq m, providing office spaces with full width window to front.

BUSINESS RATES

The rateable value with effect from April 2017 is £8,400. We therefore expect those qualifying for small business relief should benefit from 100% exemption. However, we advise all interested parties to confirm directly with Bristol City Council.

LEASE DETAILS

The unit is available to let on a new Full Repairing and Insuring Lease subject to estate service charge.
 Each party to incur their own respective legal fees.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

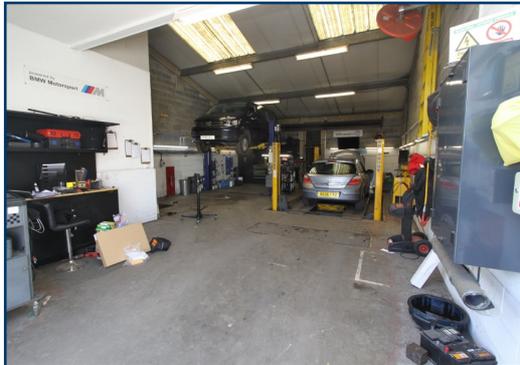
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VIEWINGS

Strictly by Appointment with Maggs and 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 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 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.