



**Unit 2a Site 2, New Station Way, Bristol, BS16 3LD**  
**£70,000 Per Annum**

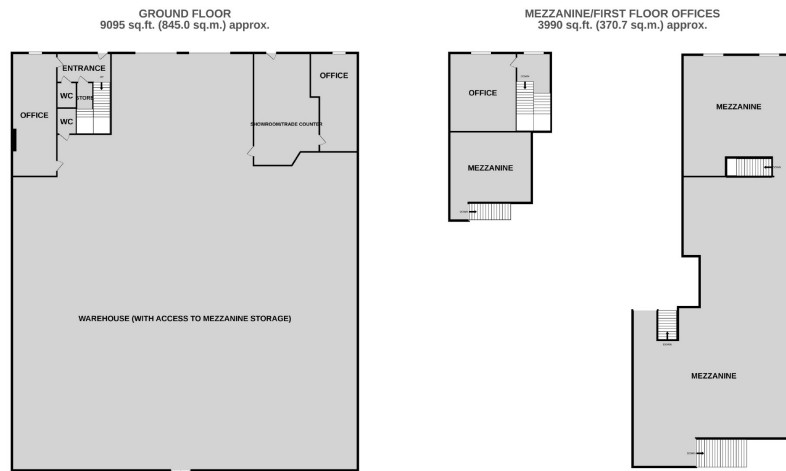
We are delighted to offer to let this modern industrial unit with trade counter and offices, approximately 9,600 sq ft (892 sq m), with further mezzanine storage of approx 3,480 sq ft (323 sq m) and an enclosed and secure large yard to the front providing ample off street parking.

The unit is situated close to Morrisons supermarket in Fishponds and is available to let on a new fully repairing and insuring basis.





# Unit 2a Site 2, New Station Way, Bristol, BS16 3LD



TOTAL FLOOR AREA : 13085 sq.ft. (1215.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with AutoCAD 2012

## DESCRIPTION

A modern unit (approx. 9,600 sq ft) arranged predominantly as an open plan warehouse, trade counter and two floors of office accommodation. In addition there is further mezzanine storage of approximately 3,480 sq ft although some of this may be removed by the outgoing tenant if required. The unit is accessed via two roller shutters and also benefits from separate access to the trade counter and to the offices. Further benefits include 3-Phase power and approx. 30'9 (9.37m) max eave height.

## LOCATION

Situated on New Station Way, close to Morrisons supermarket, Fishponds, providing easy access to the M32.

## OUTSIDE

To the front of the unit is a large and enclosed yard providing ample customer parking.

## FLOOR PLAN

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

## ENERGY PERFORMANCE CERTIFICATE

Rating: To be confirmed

## BUSINESS RATES

The rateable value with effect from April 2017 is £44,250.

## 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.

## VIEWING

Strictly by appointment with Maggs and Allen only.

## LEASE DETAILS

The unit is available to let on a new Full Repairing and Insuring Lease. 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 as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

## VAT

All figures quoted are exclusive of vat unless otherwise stated. The property is elected for VAT and therefore VAT will be applied to the rent.

## 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.

