



## Unit 12

Barnack Trading Centre, Bristol, BS3 5QE

### Centrally Located Industrial Warehouse / Unit

**889.80 sq ft**

(82.67 sq m)

- Established Trading Estate
- Industrial unit with offices and mezzanine floor
- 2 on site parking spaces

## Summary

<b>Available Size</b>	889.80 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£3,243.50 per annum Current rateable value (1 April 2023 to present)
<b>Rateable Value</b>	£8,700
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	C (71)

## Description

The property is of steel portal frame construction with a combination of traditional facing brickwork and insulated profile steel clad elevations under a pitched roof which is insulated and incorporates roof lights. The property has been recently redecorated throughout and lighting has been updated to LED. There is welfare facilities on the ground floor with office and kitchenette on the 1st floor.

## Location

The property is located within the established Barnack Trading Centre, Novers Hill, Bedminster, within a development of 36 units approximately 2 miles south of Bristol city centre. Barnack Trading Estate also offers access to the nearby A4 to Bath Road, as well as both the A38 and M5 providing routes to the south west and north of the UK.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	572.80	53.21	Available
1st - Office	317	29.45	Available
<b>Total</b>	<b>889.80</b>	<b>82.66</b>	

## Viewings

Strictly by appointment with the sole agents

## Terms

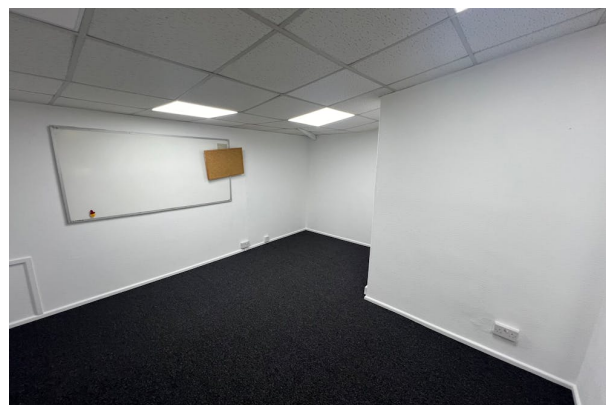
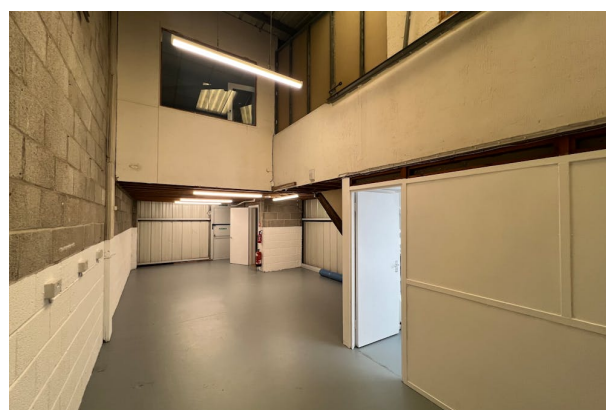
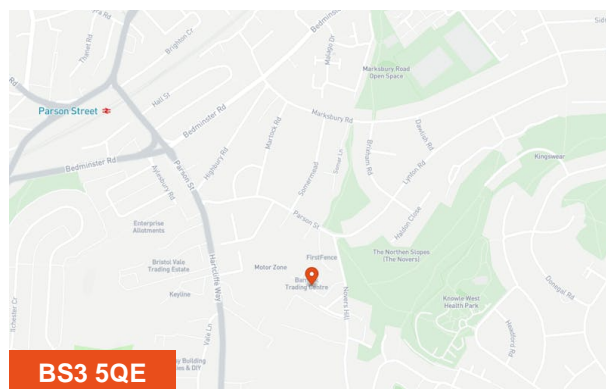
The property is available by way of a new full repairing and insuring lease, for a term of years to be agreed. A rental deposit may be required.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

## Use

The property is suitable for Use E (Light Industrial) and Use B2 (General Industrial) uses under the Town & Country Planning (use Classes) Order 1987,.



## Viewing & Further Information

**Simon Harvey**

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