



# MAGGS & ALLEN

UNIT 16 BRISTOL VALE TRADING  
ESTATE

HARTCLIFFE WAY, BRISTOL, BS3 5RJ

**£50,000 Per Annum**

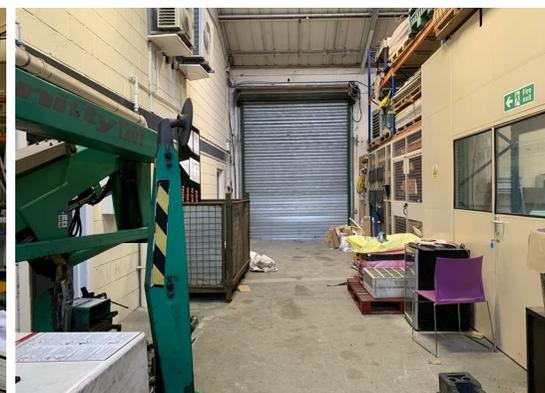
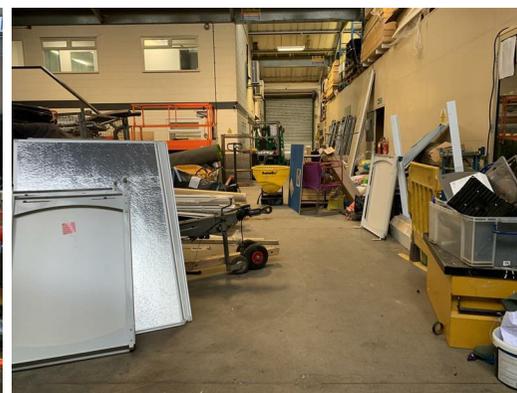
- Industrial unit
- Approximately 8,000 sq ft
- Well presented offices
- Designated parking



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A well proportioned industrial unit extending to approximately 8,000 sq ft. The accommodation is arranged to provide a combination of functional warehouse/industrial space along with a variety of ancillary storage areas and a welcoming entrance lobby. In addition, the property features well presented office accommodation, together with modern toilet facilities and fitted kitchenettes, making it suitable for a range of industrial or commercial occupiers. It also benefits from air conditioning and 10 parking spaces. The unit will be cleared prior to occupation.

## LOCATION

The unit is situated just off Hartcliffe Way, occupying a convenient and accessible location with excellent connectivity. It benefits from easy access to the Bristol Ring Road, providing links to the wider motorway network, as well as the A38.

## LEASE DETAILS

The unit is available to let on a new full repairing and insuring lease, subject to an estate service charge. This is currently £1,390pa + VAT, and is paid quarterly in advance. Each party to incur their own respective legal fees. Please note the rent will increase to £60,000pa from year 2 onwards.

## BUSINESS RATES

The rateable value with effect from April 2026 is £49,500.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: TBC.

## FLOOR PLAN

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

## VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand that the rent is not subject to VAT.

## VIEWINGS

By appointment with Maggs & Allen.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 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 REGULATIONS

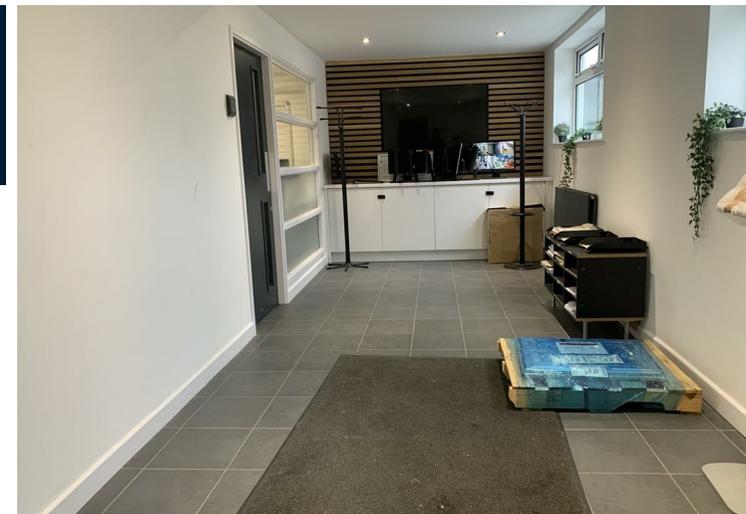
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

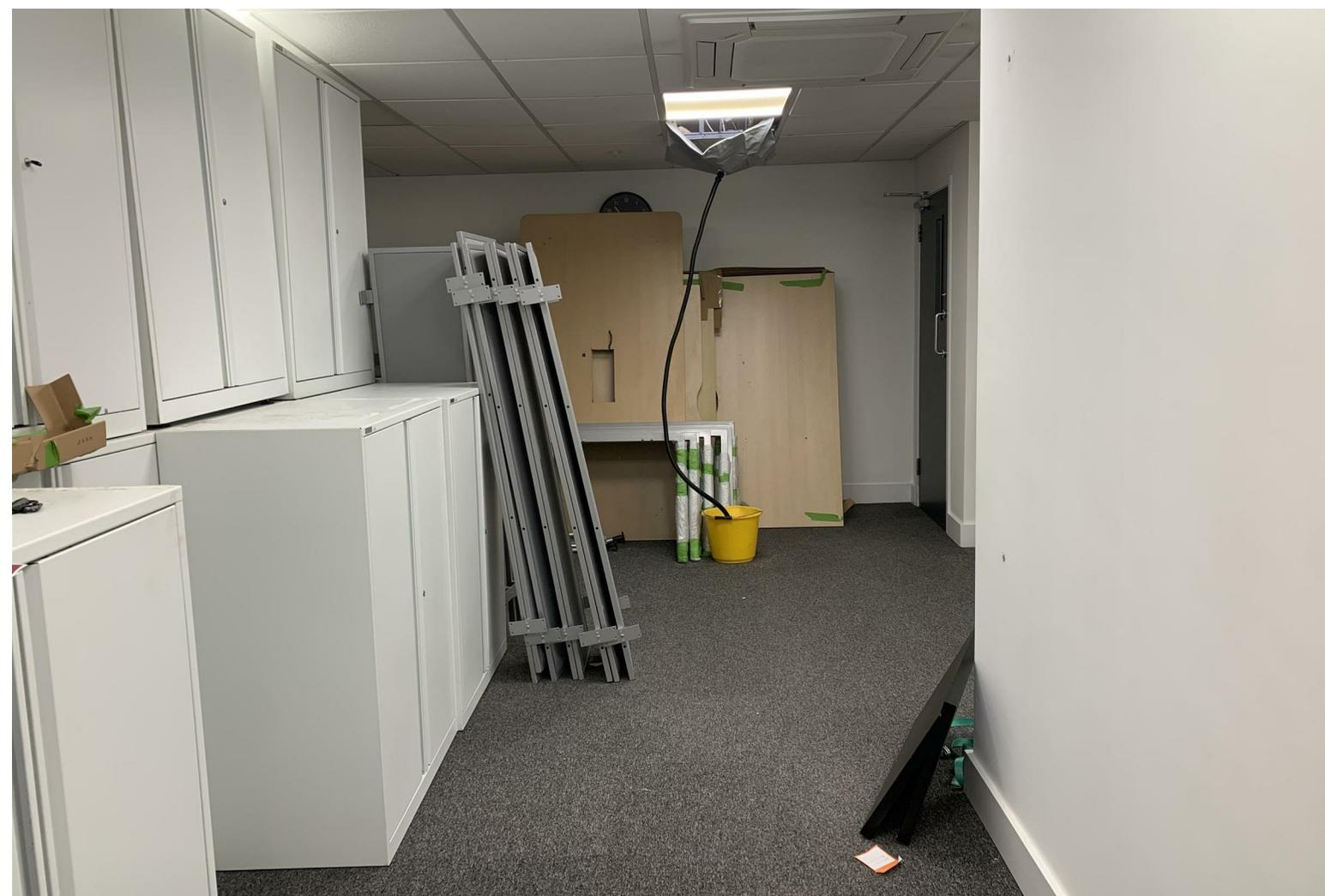
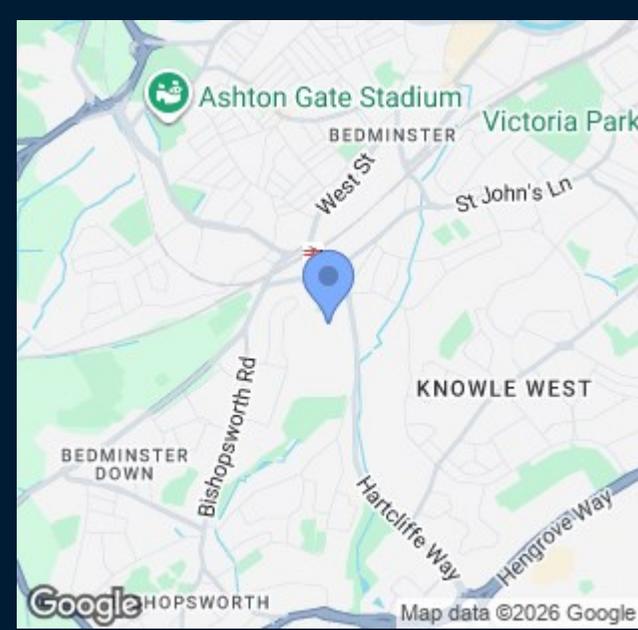
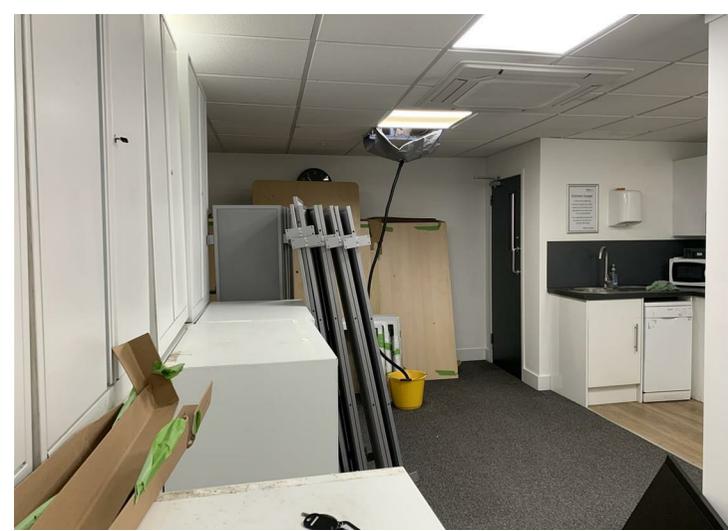
## CODE FOR LEASING BUSINESS PREMISES

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

## NOTES

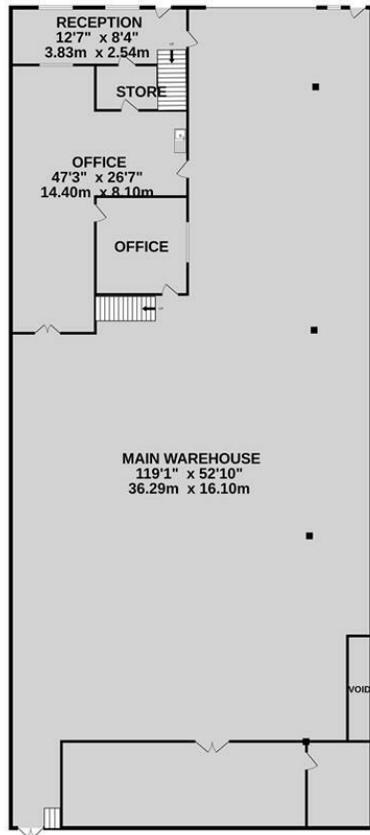
Please note the unit is also available for sale.





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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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