



MAGGS & ALLEN

UNIT 32, BARNACK TRADING
CENTRE NOVERS HILL
BEDMINSTER, BRISTOL, BS3 5QE

£20,000 Per Annum

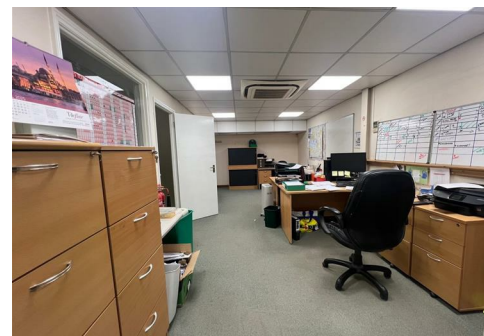
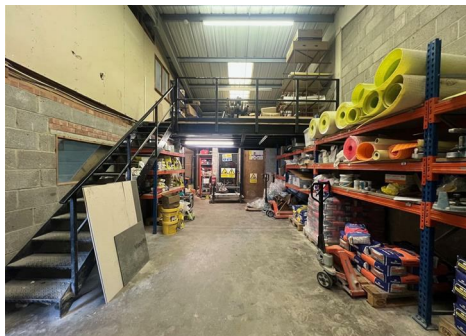
- Light industrial unit
- Approximately 1,908 sq ft
- Ground floor workshop
- Offices & Storage
- Air conditioning



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

This light industrial unit extends to approximately 1,908 sq ft and is arranged to offer a versatile mix of workshop, office, and storage accommodation, ideal for a variety of business uses. The ground floor comprises a spacious workshop area, reception, storage space, and a WC. Above, a mezzanine level has been fitted to provide office accommodation, additional storage, and a convenient kitchen area. Key features include: 3 allocated parking spaces, roller shutter door access and air conditioning in the office areas.

LOCATION

The unit is situated within a well established business centre in Bedminster, a vibrant and well connected area of Bristol. It benefits from excellent transport links, approximately 10 minutes walk from Parsons Street Station, offering regular services to Bristol Temple Meads and beyond. In addition, the site is well-served by the MetroBus, providing fast and convenient public transport connections across the city.

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.

Please note there is an estate service charge payable.

BUSINESS RATES

The rateable value with effect from April 2023 is £9,300. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: E (valid until July 2029).

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.

VIEWINGS

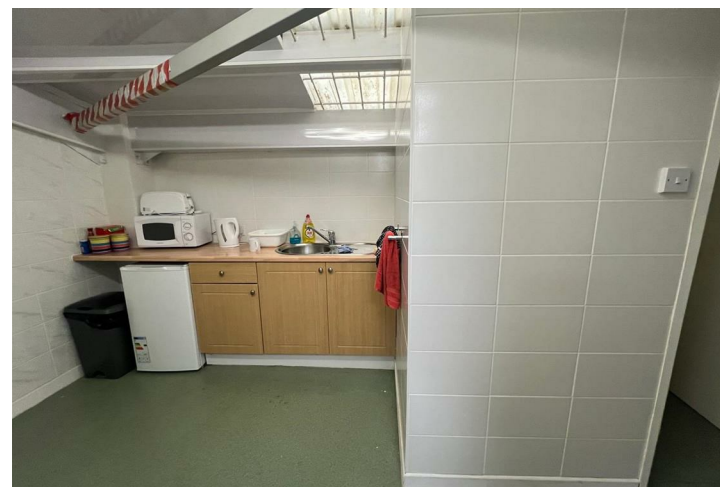
By appointment with Maggs & Allen.

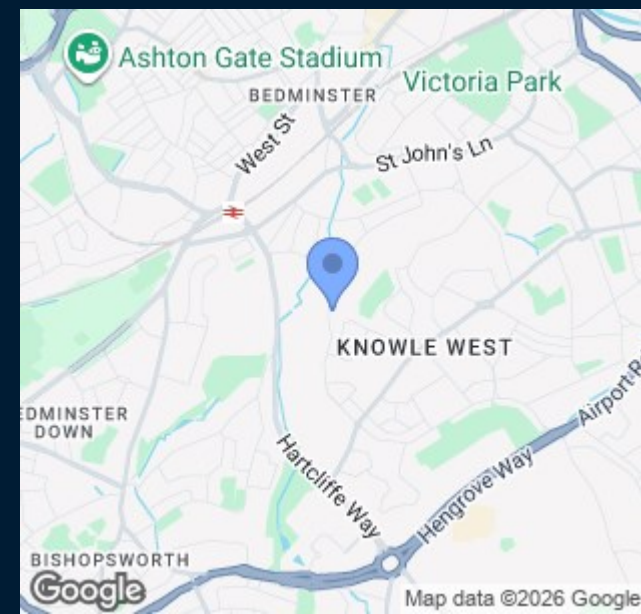
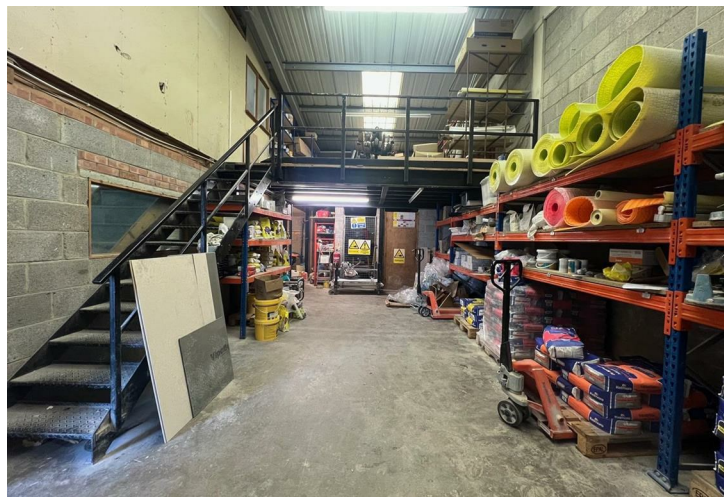
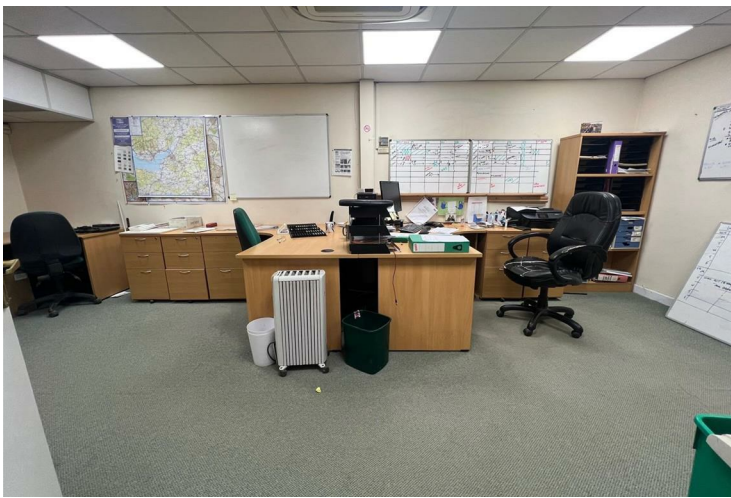
TENANT APPLICATION FEE

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.

CODE FOR LEASING BUSINESS PREMISES

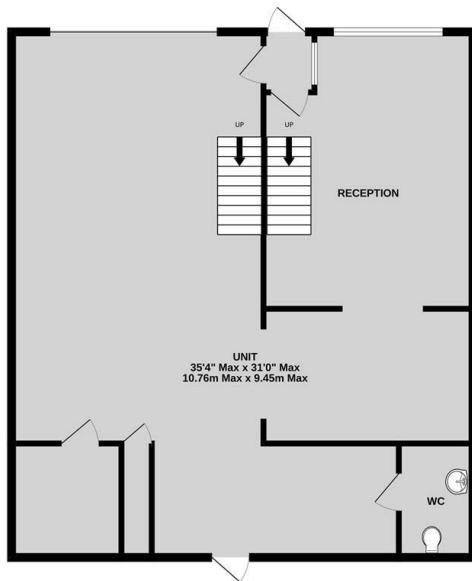
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



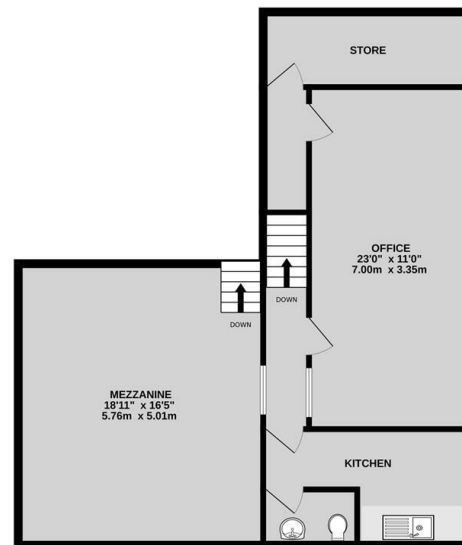


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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
1094 sq.ft. (101.6 sq.m.) approx.



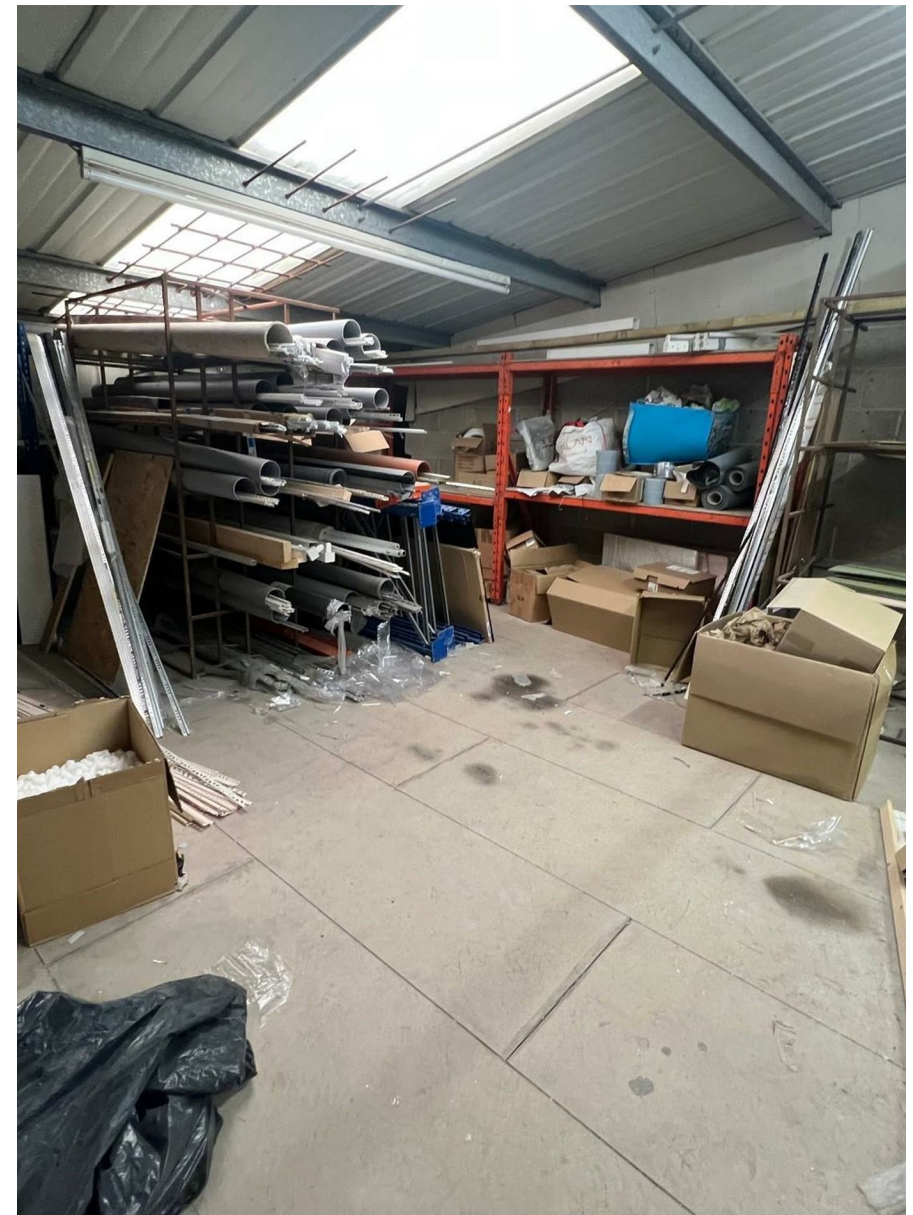
1ST FLOOR
814 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 1908 sq.ft. (177.3 sq.m.) approx.

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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