

MAGGS & ALLEN

UNIT 16 DRAGON COURT,
ST GEORGE, BRISTOL, BS5 7XX



ASKING PRICE £370,000

A modern two storey commercial unit of approx. 2,330 ft² arranged as a ground floor workshop with additional first floor offices. The unit benefits from air conditioning, gas central heating, roller shutter access, and off street parking for approximately 4 vehicles (including loading bay).

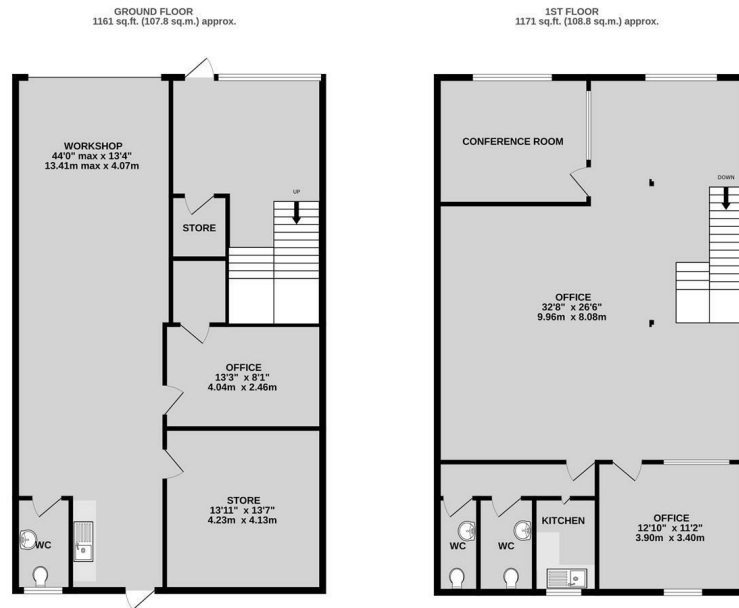
The property is located in a modern and established business centre in east Bristol, providing easy to the M32, and is available for sale at £400,000 (with vacant possession), or to let at £30,000pa.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

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TOTAL FLOOR AREA : 2332 sq.ft. (216.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls 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 be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Bluebeam (2020).

DESCRIPTION

A modern two storey commercial unit of approx. 2,330 ft² (216.5 m²) arranged as a ground floor workshop with additional first floor offices. The unit benefits from air conditioning, gas central heating, roller shutter access, and off street parking for approximately 4 vehicles (including loading bay). The unit is available for sale at £400,000 (with vacant possession), or to let at £30,000pa on a new fully repairing and insuring basis.

LOCATION

Dragon Court is a modern and established business estate located just off Rose Green Road and Whitehall Road in East Bristol, providing easy access to the M32.

BUSINESS RATES

The Rateable Value with effect from April 2026 is:

Ground Floor: £13,000

First Floor: £16,250

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D valid to Nov 2030.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENURE/LEASE DETAILS

The unit is available to let on a new fully repairing and insuring basis. The freehold is also available for sale (details to be confirmed), with vacant possession.

Each party to incur their own respective legal fees.

FLOOR PLAN

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

TENANT APPLICATION FEE

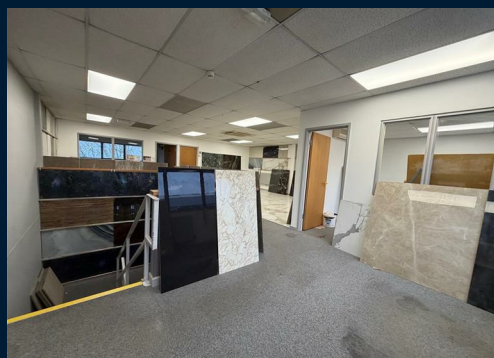
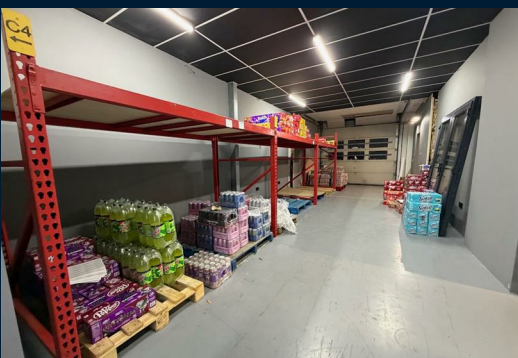
Assuming a lease is agreed (rather than a sale), the incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee 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.

VIEWINGS

By appointment.



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.