



# MAGGS & ALLEN

UNIT 7B  
EASTPARK TRADING ESTATE  
GORDON ROAD  
WHITEHALL, BRISTOL, BS5 7DR

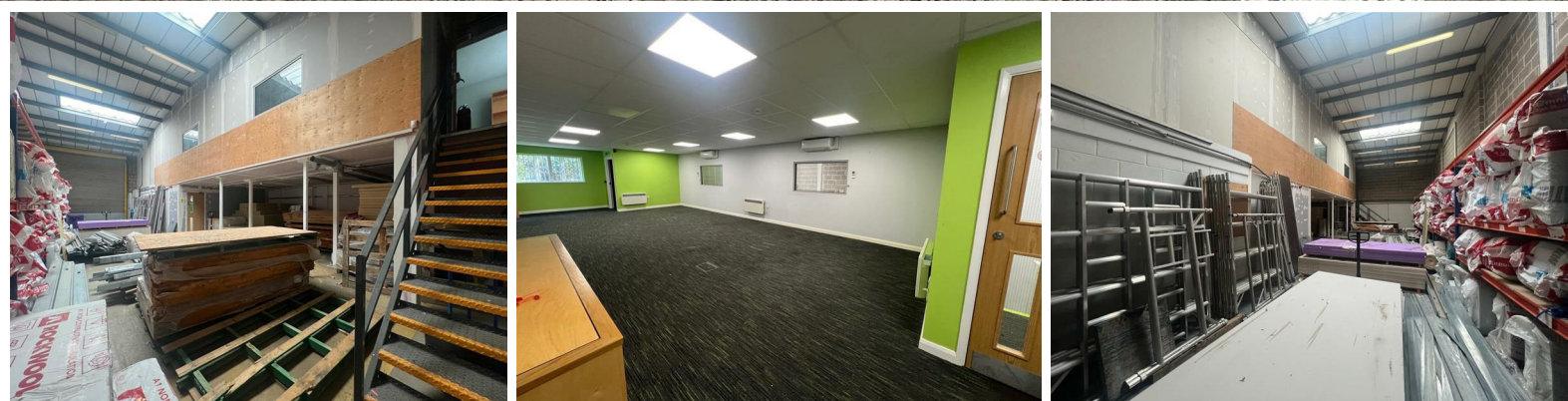
**£35,000 Per Annum**

- 2,990 ft<sup>2</sup> (278m<sup>2</sup>)
- Modern Unit
- LED Lighting
- Air Conditioning
- Full Height Roller Shutter Access
- New Lease Available.



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





## DESCRIPTION

A modern unit of approximately 2,990 ft<sup>2</sup> (278m<sup>2</sup>) arranged as a ground floor unit with roller shutter access, with kitchen, office and toilet facilities. The first floor provides further office accommodation. The unit benefits from air conditioning, electric panel heating, LED lighting and allocated parking.

## LOCATION

The unit is located in Eastpark Trading Estate just off Gordon Road in Whitehall in East Bristol.

## BUSINESS RATES

The rateable value with effect from April 2023 is £17,250.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## LEASE DETAILS

The units is available to let on a new fully repairing and insuring basis, subject to estate service charge, further details available on request. Each party to incur their own respective legal fees.

## FLOOR PLAN

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

## 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.

## VIEWINGS

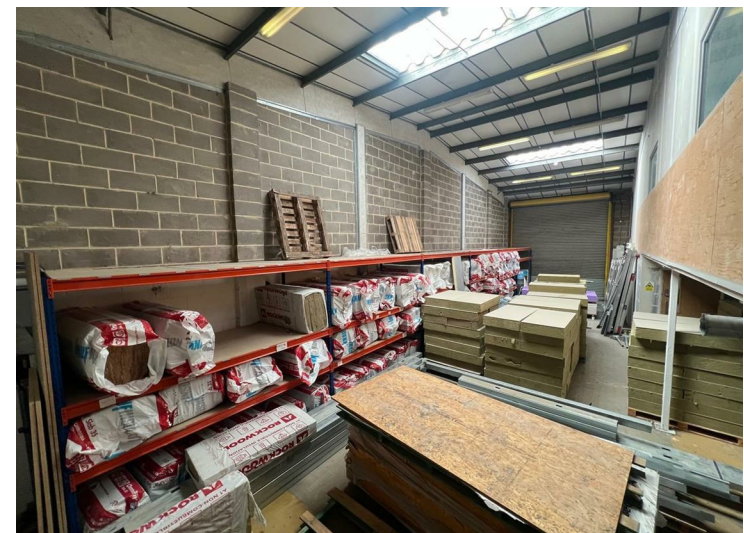
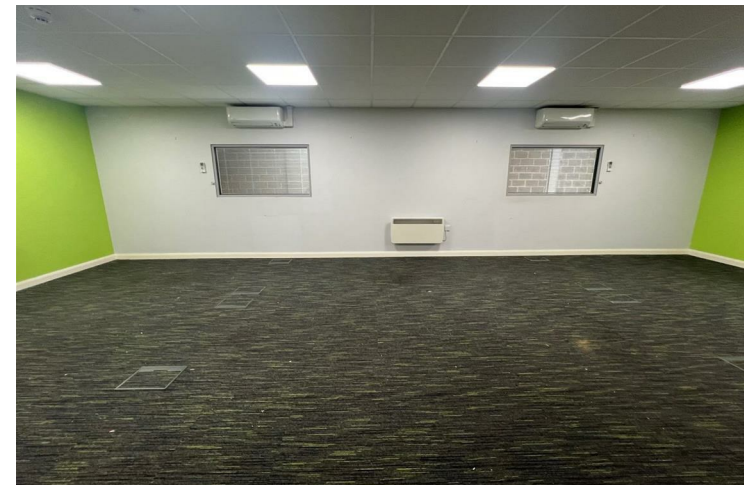
viewings are strictly by appointment with Maggs & Allen.

## CODE FOR LEASING BUSINESS PREMISES

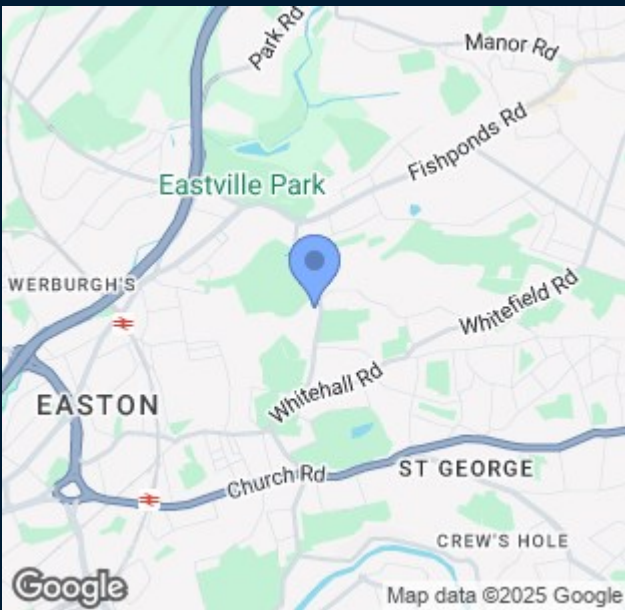
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## 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.



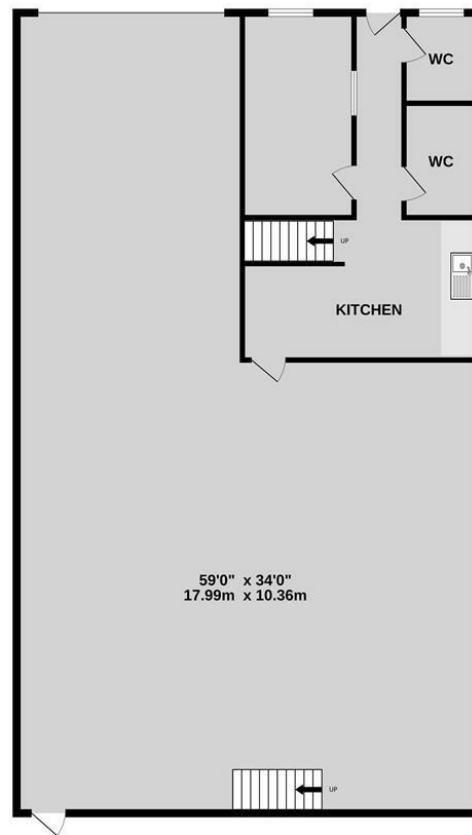




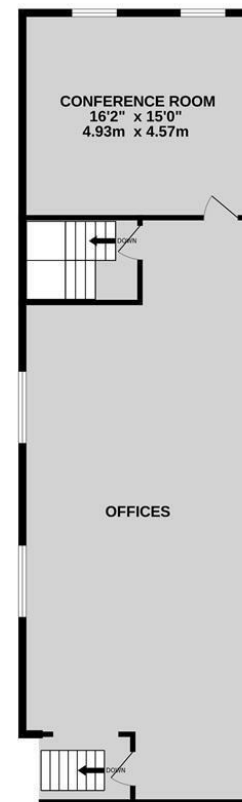
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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  
2006 sq.ft. (186.4 sq.m.) approx.



1ST FLOOR  
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 2989 sq.ft. (277.7 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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