

MAGGS & ALLEN

UNITS 8-9 YELVERTON ROAD

BRISLINGTON, BRISTOL, BS4 5HP

£42,500 Per Annum

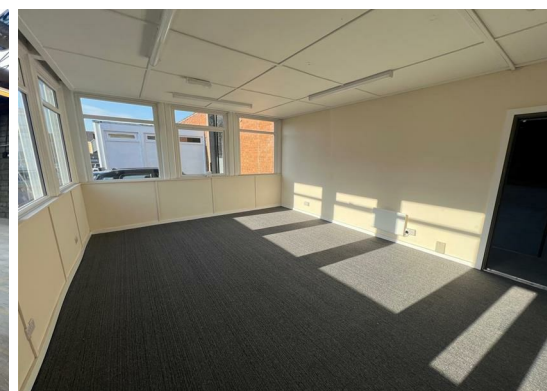
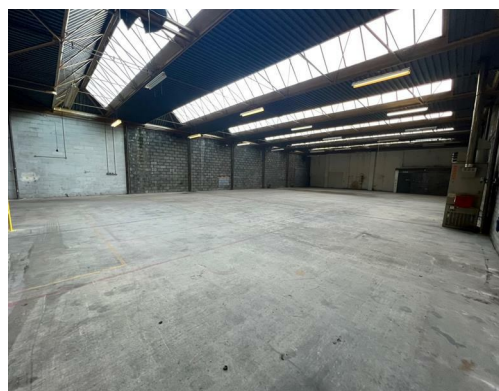
- Industrial with Ancillary Offices/Reception.
- Approx. 5,860 ft²
- Full Height Roller Shutter Access
- Located just off the A4/Bath Road
- New Lease Available



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A well presented industrial unit of approximately 5,860 ft² arranged predominantly as a warehouse with ancillary offices/reception, male and female toilet facilities, and off-street parking/loading to the front.

LOCATION

The unit is situated just off the A4/Bath Road to the rear of the Bath Road retail park, providing easy access to the South Bristol ring road.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

FLOOR PLAN/PHOTOS

The floor plan is provided for indicative purposes only and should not be relied on. Please note, library photos have been used and will be updated in due course.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

Offered to let on a new full repairing and insuring basis. Each party to incur their own respective legal fees.

The quoting rent is £42,500pa with a fixed increase to £45,000pa in year 2 and £47,500pa in year 3.

BUSINESS RATES

The rateable value with effect from April 2026 is £36,750.

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

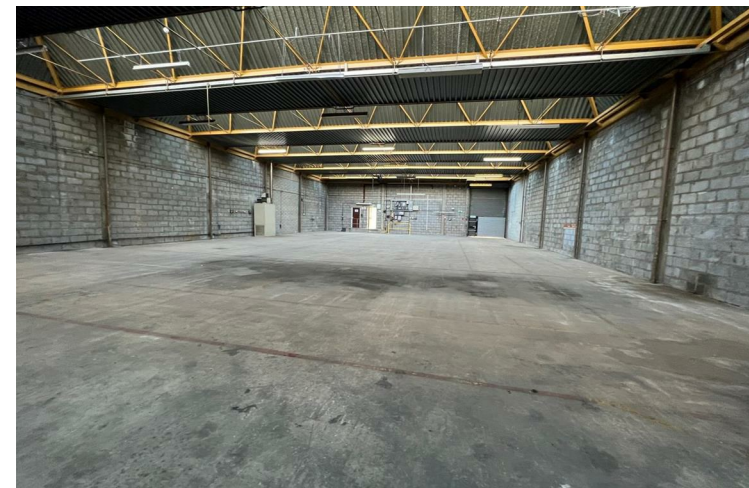
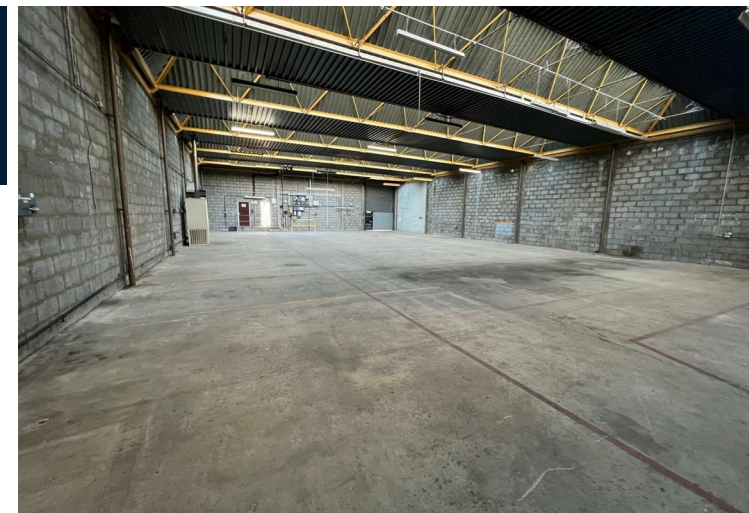
Strictly by appointment with Maggs & Allen or the joint agents.

CODE FOR LEASING BUSINESS PREMISES

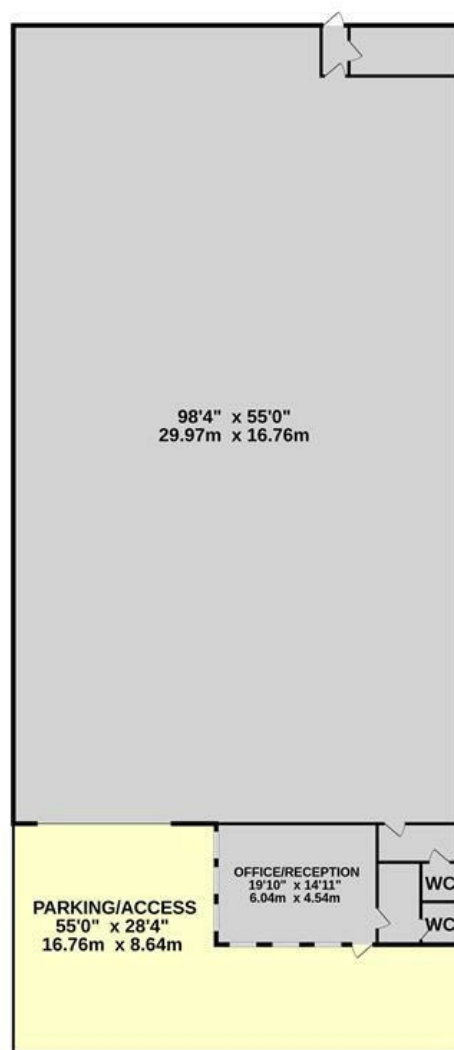
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

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.

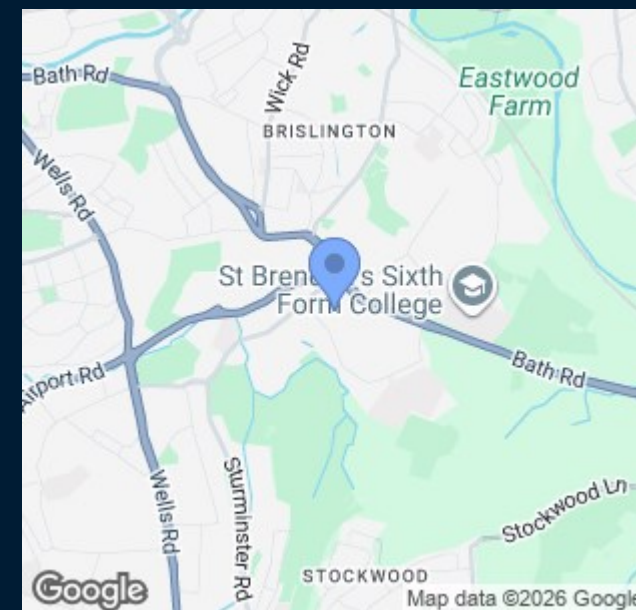


GROUND FLOOR
5855 sq.ft. (544.0 sq.m.) approx.



TOTAL FLOOR AREA : 5855 sq.ft. (544.0 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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