

# MAGGS & ALLEN

23-24 BARNACK TRADING  
ESTATE NOVERS HILL  
BEDMINSTER, BRISTOL, BS3 5QE

£35,000 Per Annum

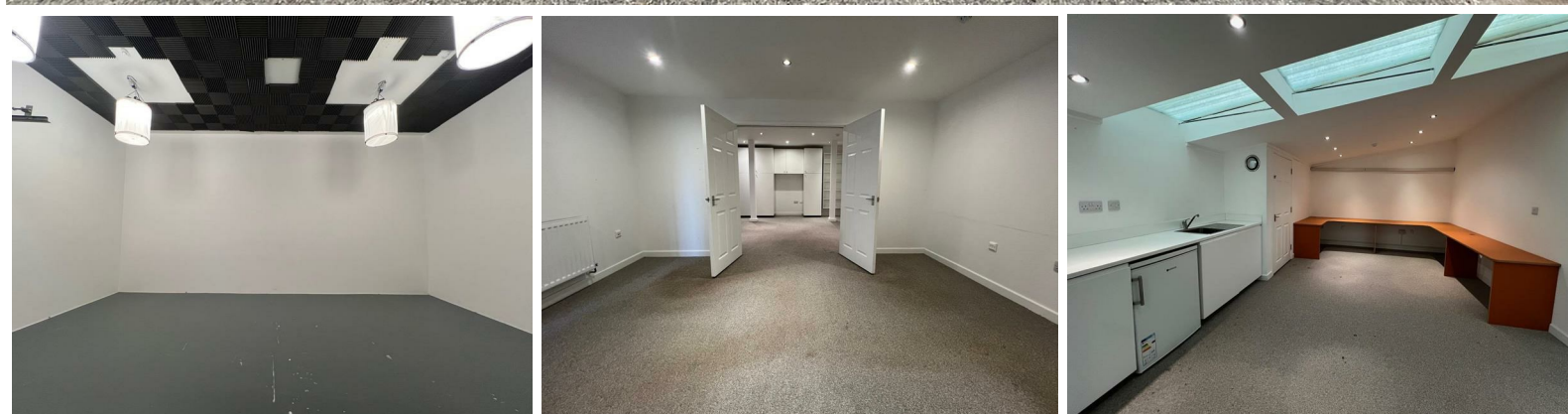
- Approx. 3,200 ft<sup>2</sup> (297m<sup>2</sup>)
- Fully Equipped Studio
- Media Production/Edit Suites
- Cat6 / Fiber Broadband
- 3-Phase Power
- Modern Kitchen and Shower Facilities
- Air Conditioning



Commercial & Investment  
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## DESCRIPTION

A double unit utilized as a professional film and photography studio with wrap around office and welfare facilities on a private industrial estate near to the Bottle Yard Studios in Bedminster. The unit provides approximately 3,200 ft², has 6 allocated parking spaces, and benefits from air conditioning, modern kitchen facilities, shower room, 3-phase electricity, dimmable space light, and Cat6 fibre cabling.

## LOCATION

The units are located in an established business centre in Bedminster, located within approximately 10 minutes Parsons Street station, a 15 minute cycle ride from the Arnolfini and on the Metro Bus route.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £18,000.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D (valid to September 2034)

## IT SPECIFICATION

We are advised the unit is networked and ready to go with the following benefits:

- Extensive ethernet Cat6 cabling throughout
- 1000mm deep 33U data cabinet
- Unmanaged GBit x2 network switches
- Draytek vigour 2960 router
- FTTP is available at the address

## FLOOR PLAN

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

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## LEASE DETAILS

The unit is available to let on a new fully repairing and insuring basis. Each party to incur their own respective legal fees. The lease is subject to an estate service charge. We understand the service charge is run by the unit owners and the estate is well maintained.

## VIEWINGS

By appointment.

## 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

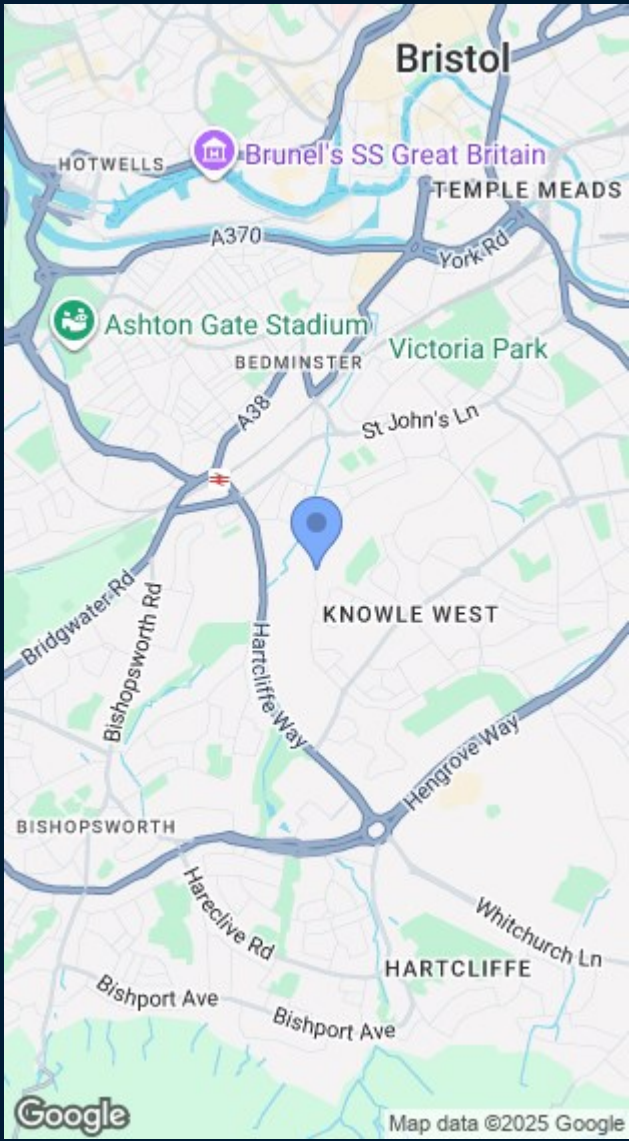
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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.

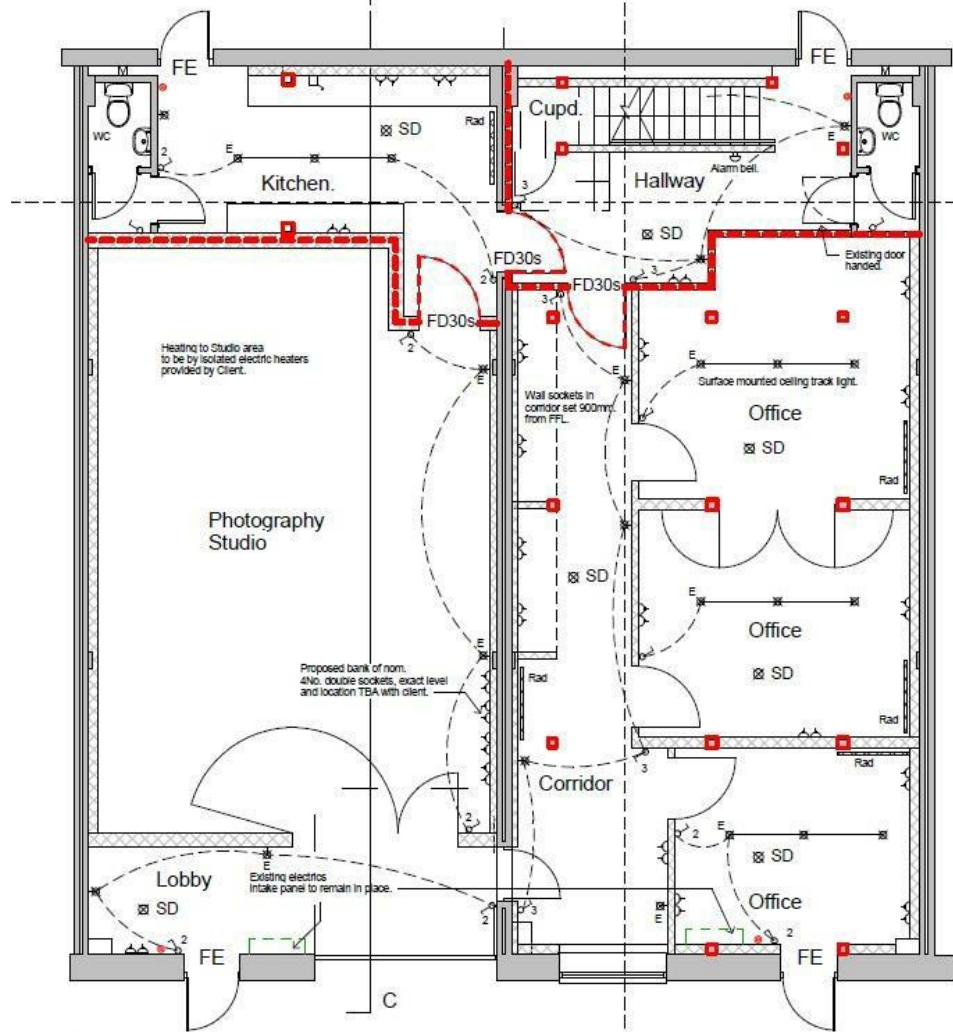




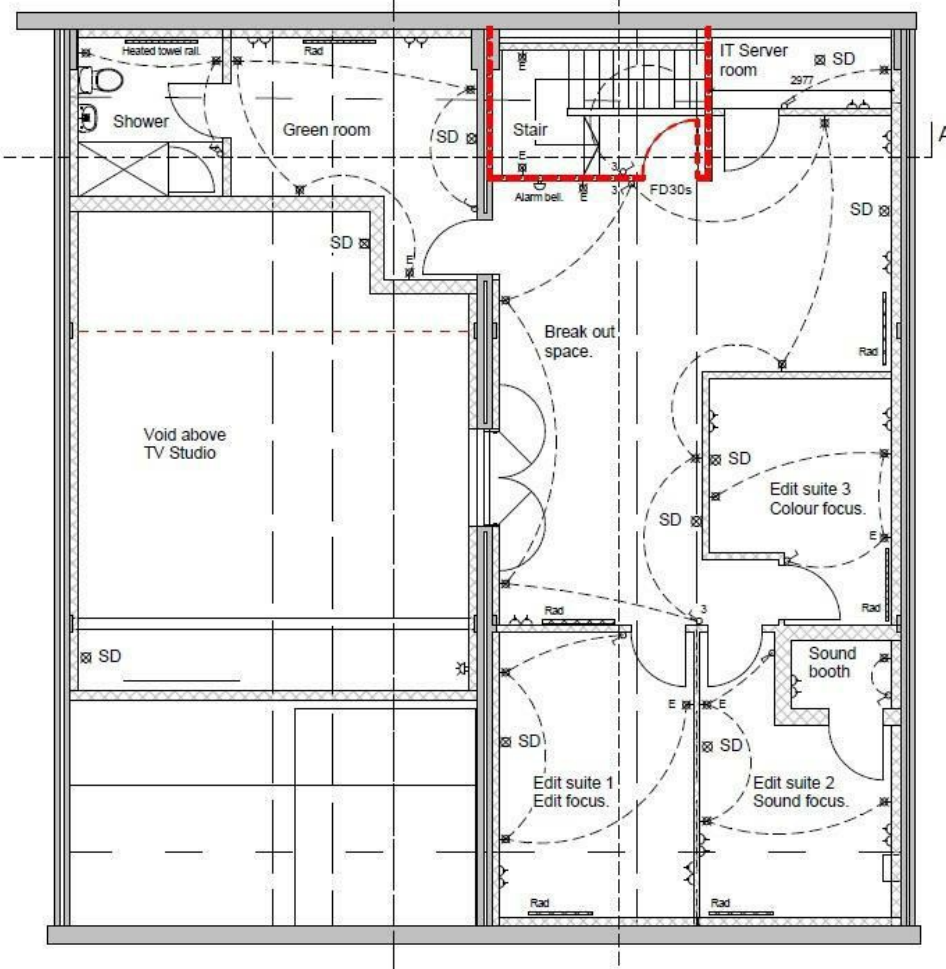


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



First floor fire

