



# MAGGS & ALLEN

UNIT 13  
THE PRINTWORKS  
FOUNDRY LANE  
BRISTOL, BS5 7UZ

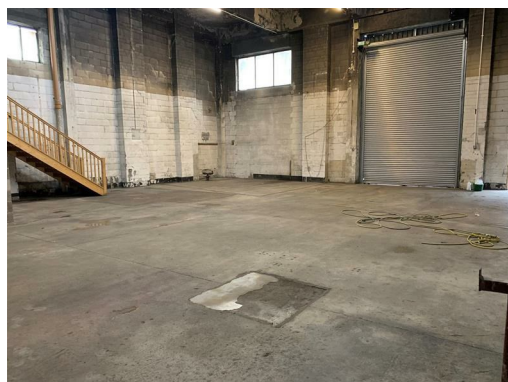
**£30,000 Per Annum**

- Industrial unit
- To let
- Approximately 2,500 sq ft
- On-site Cafe



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

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



## DESCRIPTION

An industrial unit of approximately 2,500 ft<sup>2</sup> arranged over ground and mezzanine, located within The Printworks Development which is currently undergoing significant redevelopment. 3-Phase electricity is available if required and allocated parking is provided.

The premises is offered to let on an internal repairing and insuring basis, subject to estate service charge.

## LOCATION

Situated in a central location to the east of Fishponds Trading Estate, providing easy access to the M32.

## LEASE DETAILS

The units are available to let on an internal repairing and insuring basis, subject to estate service charge. Quotes for the service charge are currently being obtained and further details are available on request.

Each party to incur their own respective legal fees.

## BUSINESS RATES

The units are yet to be assessed for Business Rates.

## ENERGY PERFORMANCE CERTIFICATES

Unit 13: E

## FLOOR PLAN

The floor plans and Schedule of Areas are provided for indicative purposes only and should not be relied on.

## VAT

The site is opted for VAT and therefore VAT will be applicable to the rents and sales prices.

## VIEWINGS

Strictly by appointment with Maggs & Allen and their joint agents Lambert Smith Hampton.

## TENANT APPLICATION FEE

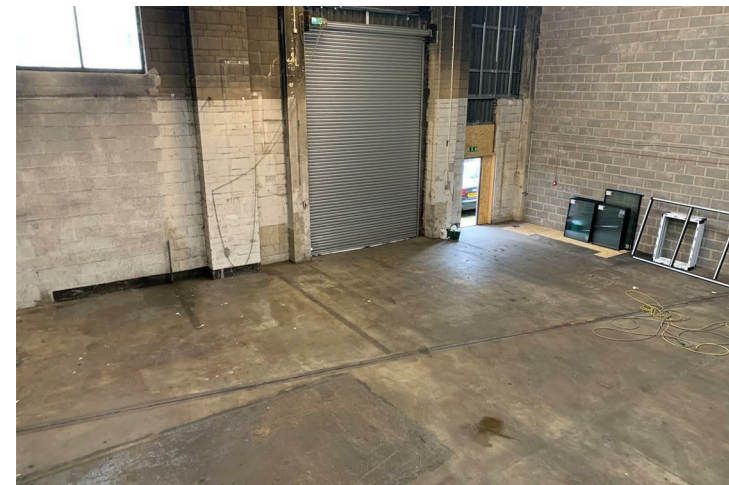
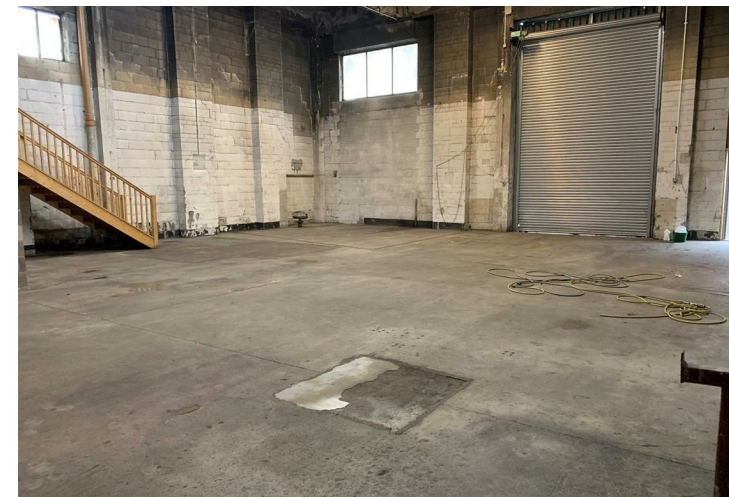
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

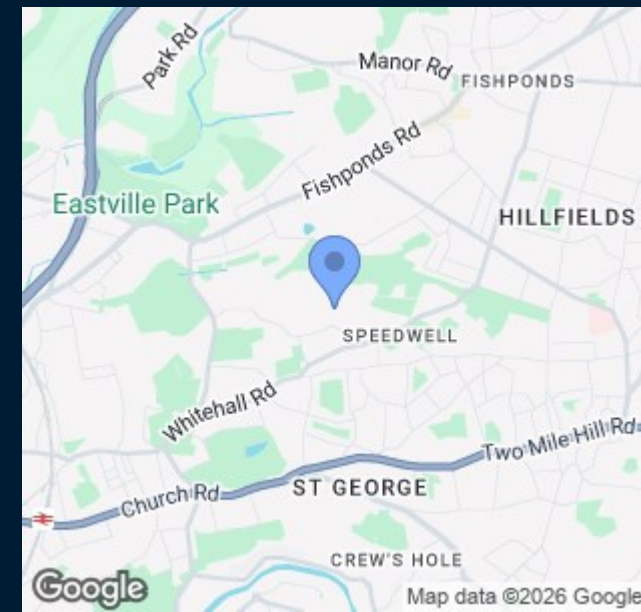
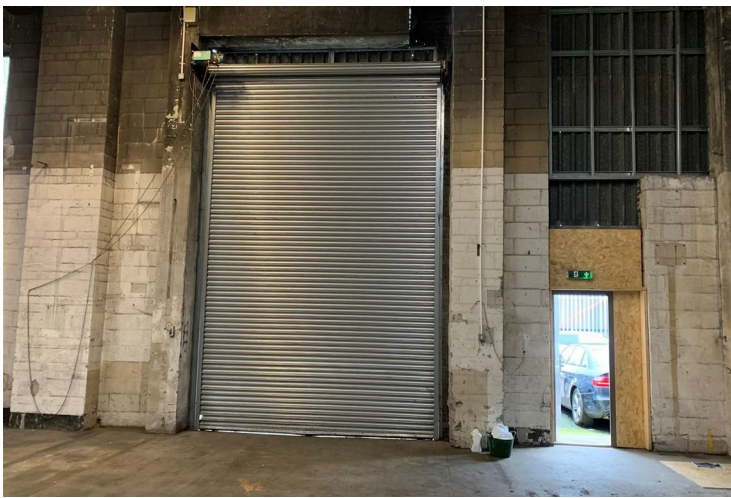
## CONTROL OF ASBESTOS REGULATIONS

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.



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