



CORONA BUILDINGS,  
WOOD ROAD  
KINGSWOOD, BRISTOL, BS15 8DT

£60,000 Per Annum

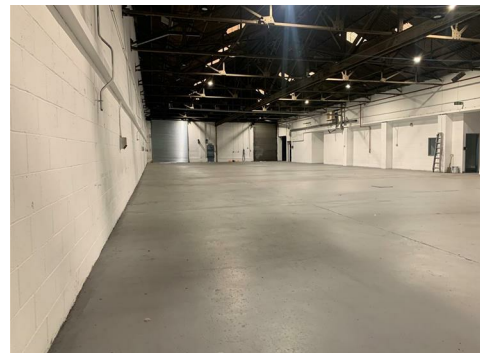
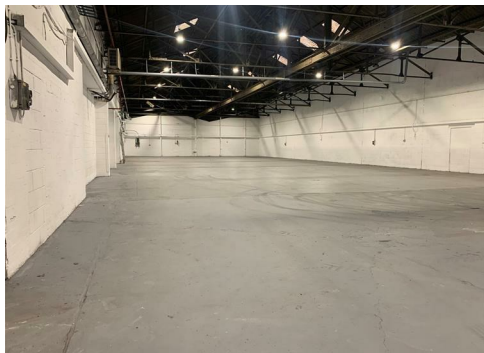
- Approx. 8,832 sq ft
- Roller Shutter Access
- Designated Parking
- Close to Kingswood High Street
- New Lease Available



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

**0117 973 4940**

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### DESCRIPTION

An industrial unit of approx. 8,832 sq ft situated in Kingswood, within close proximity of the shops and amenities on Regent Street. The unit benefits from roller shutter access, designated parking and office accommodation. The unit would suit other industrial users but could also suit a leisure user, subject to obtaining the necessary consents. We understand some internal works are proposed before the unit will be offered to let on a new fully repairing and insuring basis. Please note ground floor office accommodation is also available by separate negotiation.

### LOCATION

Wood Road is located between Moravian Road and Forest/Blackhorse Road in Kingswood.

### BUSINESS RATES

The Rateable Value with effect from April 2023 is £46,000.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C (valid until April 2033)

### LOCAL AUTHORITY

South Gloucestershire

### FLOOR PLAN

The floor 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 Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

### 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.

### TENANT APPLICATION FEE

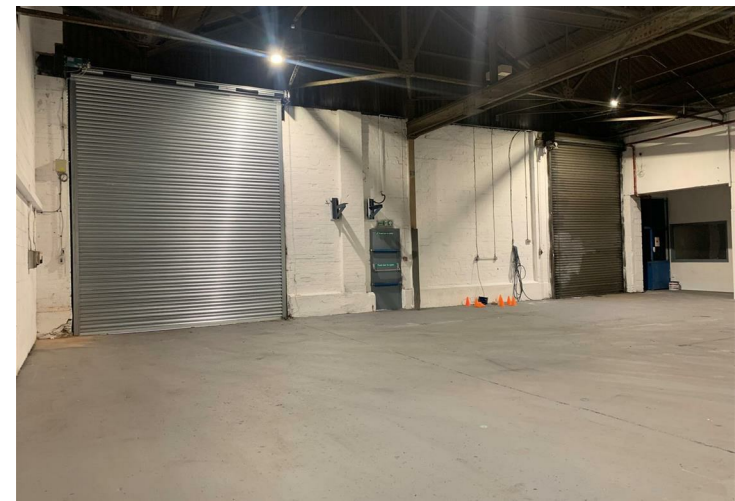
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

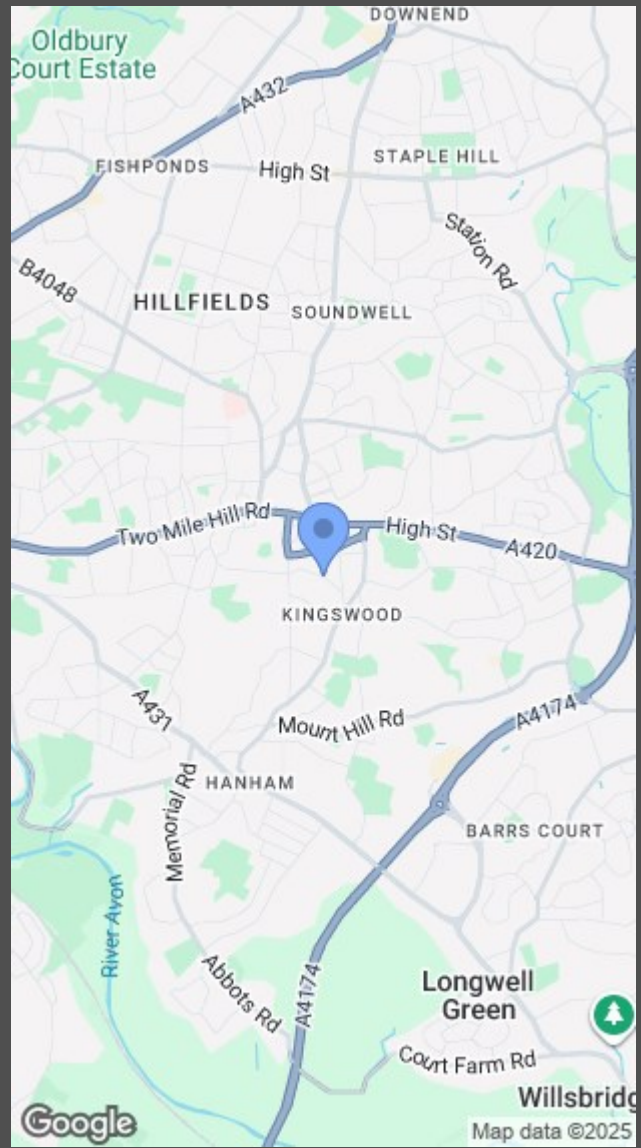
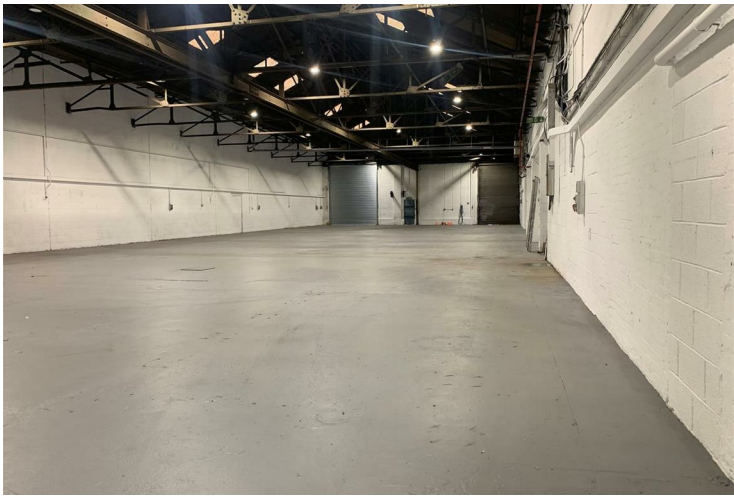
### VIEWINGS

By appointment.

### 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.

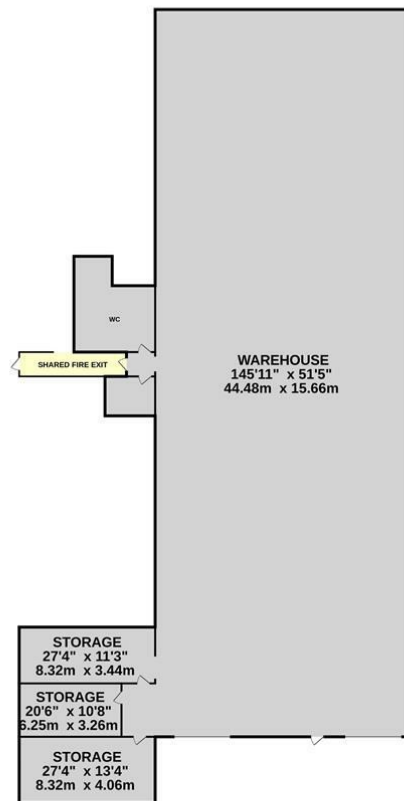




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

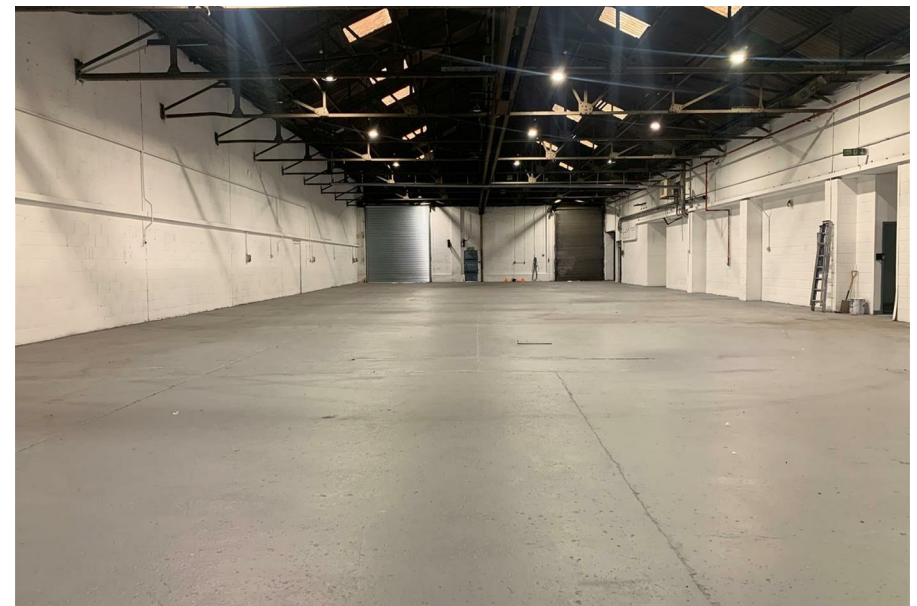


GROUND FLOOR  
8832 sq.ft. (820.6 sq.m.) approx.



TOTAL FLOOR AREA : 8832 sq.ft. (820.6 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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