

# MAGGS & ALLEN

25A THE PRINTWORKS  
FOUNDRY LANE, BRISTOL, BS5 7UZ



£22,500

An exciting development of industrial units, trade counters and retail units ranging from 1,500 ft<sup>2</sup> - 12,000 ft<sup>2</sup> with ample parking, situated in a central position in Bristol within easy reach of the M32.

The Printworks is an old factory building first established in 1880 which is currently undergoing significant redevelopment to provide 31 new industrial units with substantial internal height.

3-Phase electricity is available if required and parking is provided for all of the units and additional parking is readily available if required. A large on-site café is also proposed.

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

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# 25A THE PRINTWORKS, FOUNDRY LANE, BRISTOL, BS5 7UZ



## DESCRIPTION

An exciting development of industrial units, trade counters and retail units ranging from 1,500 ft<sup>2</sup> - 12,000 ft<sup>2</sup> with ample parking, situated in a central position in Bristol.

The Printworks is an old factory building first established in 1880 which is undergoing significant redevelopment to provide 31 new industrial units. The units benefit from small mezzanines providing an office, kitchen and wc, which can be extended if required. The units sub 9,000ft<sup>2</sup> benefit from an internal height of circa 8m and the larger units have an internal height of circa 17m. 3-Phase electricity is also available if required and parking is provided for all of the units and additional parking is readily available if required. A large on-site café is also proposed.

The units are 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.

## VAT

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

## BUSINESS RATES

The units are yet to be assessed for Business Rates.

## ENERGY PERFORMANCE CERTIFICATES

To be confirmed.

Unit 16-Unit 20: Rating D

## FLOOR PLAN

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

## TENANT APPLICATION FEE

The incoming 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.

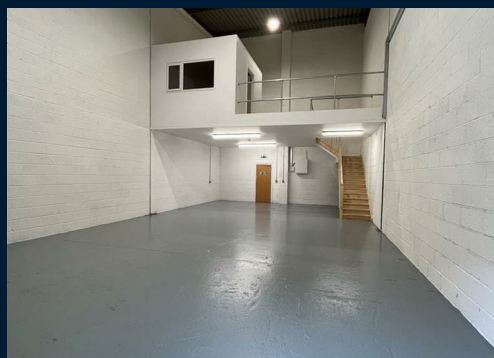
## LEASE DETAILS

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.

## VIEWINGS

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



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.