

# MAGGS & ALLEN

UNITS 3 & 4 CIRCUIT 32  
EASTON, BRISTOL, BS5 0DB

**£45,000 Per Annum**

- Double Fronted Unit
- Approx. 4,500 ft<sup>2</sup> (inc mezzanine).
- Approx. 7 Allocated Parking Spaces
- 2 Roller Shutters
- Central Location



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### DESCRIPTION

A double fronted light industrial unit of approximately 4,500 ft<sup>2</sup> (including first floor offices and mezzanine). The units benefit from off-street parking for approximately 7 vehicles, two roller shutter loading doors, and a practical layout suitable for a range of light industrial, trade counter or storage uses (subject to consent). The units are available together, or separately.

#### LOCATION

The property occupies a highly accessible and central location in East Bristol (BS5), with excellent connectivity to the M32, providing direct links to the M4/M5 motorway network and Bristol city centre.

#### FLOOR AREA (APPROX.)

Ground Floor: 2,621 ft<sup>2</sup> (243.5 m<sup>2</sup>).

First Floor Offices/Storage: approx. 1,388 ft<sup>2</sup> (128.9 m<sup>2</sup>).

Mezzanine: 495 ft<sup>2</sup> (46 m<sup>2</sup>)

Total Floor Area (GIA): 4,504 ft<sup>2</sup> (418.5 m<sup>2</sup>)

#### BUSINESS RATES

The rateable value with effect from April 2026 is:

Unit 3: £16,000

Unit 4: £18,250

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

Unit 3: B valid to May 2035

Unit 4: B valid to May 2035

#### VAT

All figures quoted are exclusive of VAT unless otherwise stated, although we understand the unit is NOT opted for VAT.

#### LEASE DETAILS

The unit is available to let on a new fully repairing and insuring basis, subject to estate service charge. Each party to incur their own respective legal fees.

Unit 3: Available at £22,000pa,

Unit 4: Available at £25,000pa,

Unit 3 & 4 Combined: Available at £45,000pa.

#### FLOOR PLAN

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

#### 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

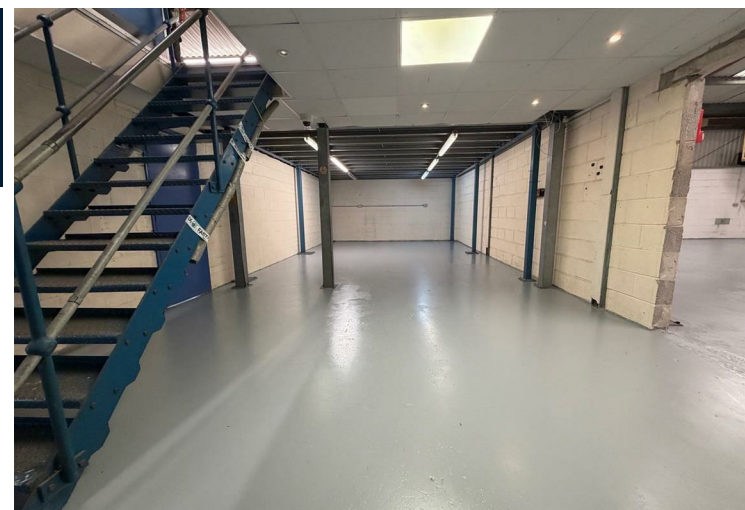
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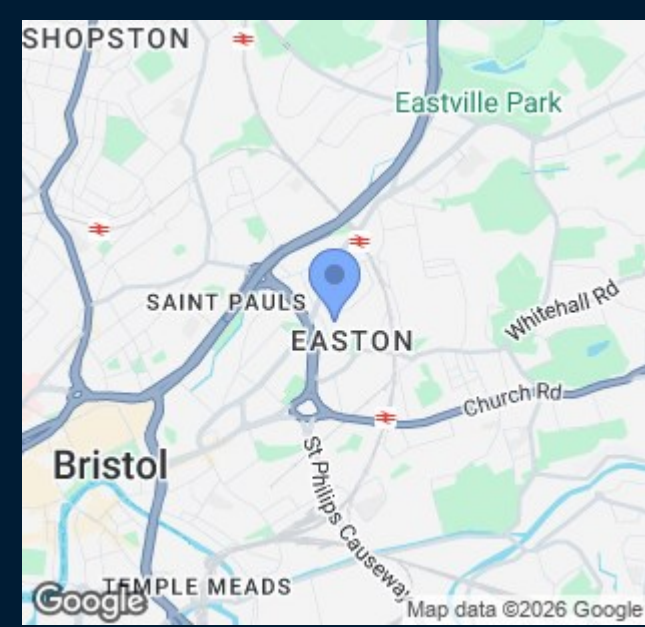
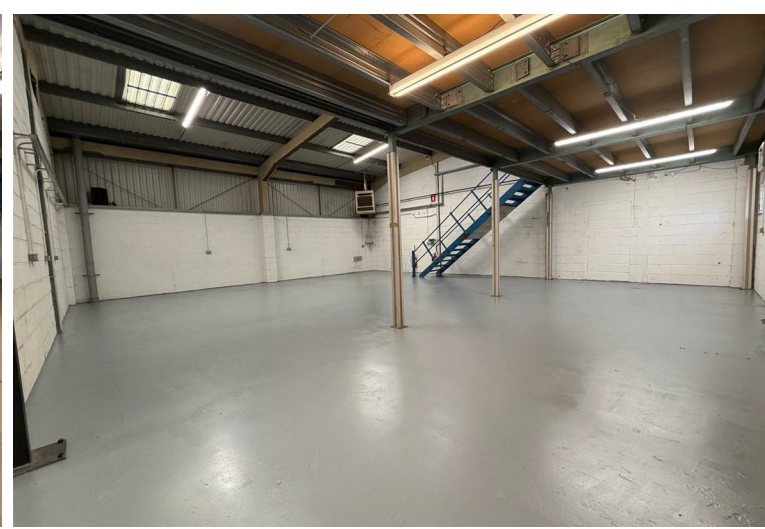
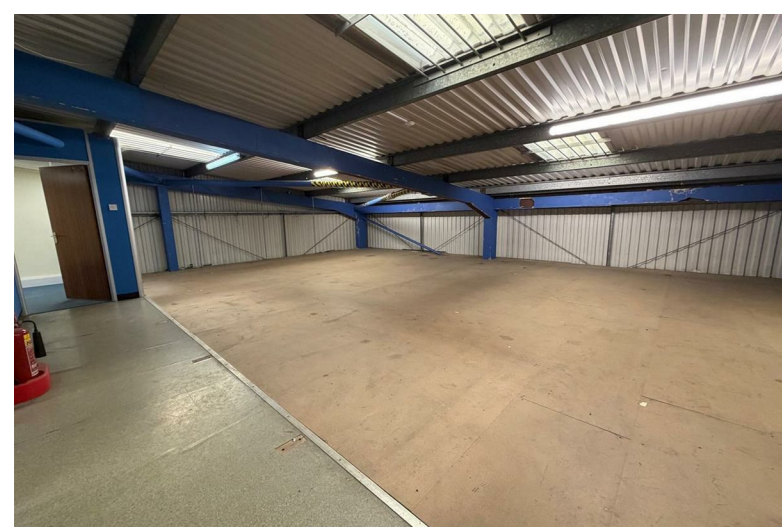
#### CODE FOR LEASING BUSINESS PREMISES

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

#### CONTROL OF ASBESTOS REGULATIONS

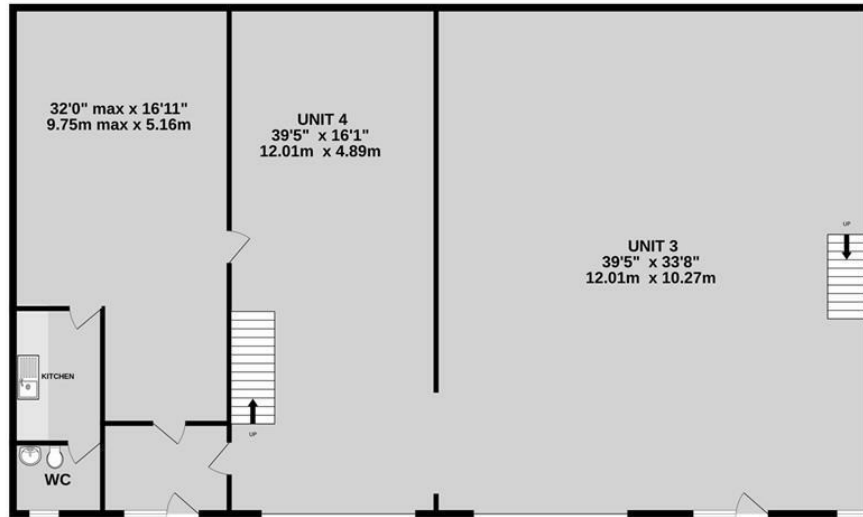
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



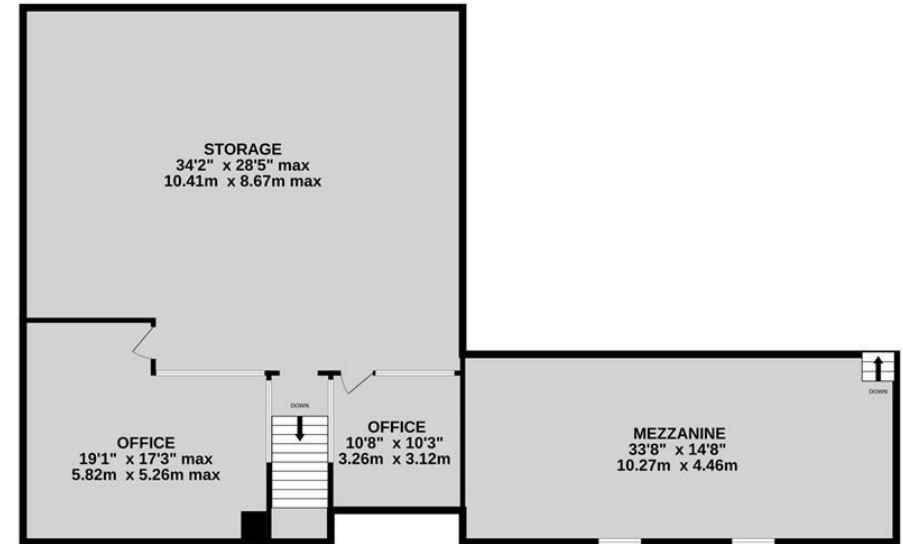


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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**  
2621 sq.ft. (243.5 sq.m.) approx.



**1ST FLOOR**  
1883 sq.ft. (174.9 sq.m.) approx.



**TOTAL FLOOR AREA : 4504 sq.ft. (418.5 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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