



4B ASHMEAD INDUSTRIAL ESTATE  
ASHMEAD ROAD

KEYNSHAM, BRISTOL, BS31 1TU

£40,000 Per Annum

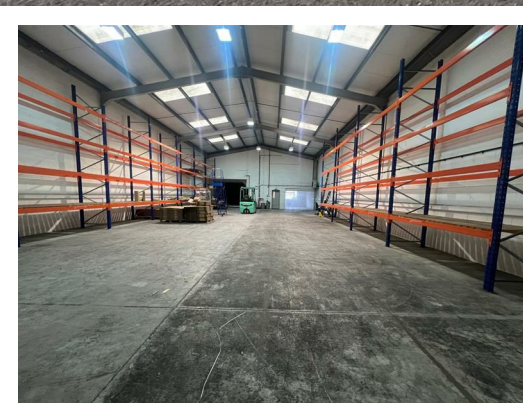
- Approx. 5,036 ft<sup>2</sup> / 468 m<sup>2</sup>
- Full Height Roller Shutter Access
- Air Conditioning
- First Floor Offices
- Located just off Keynsam bypass
- New Lease Available



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

**0117 973 4940**

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







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DESCRIPTION

A well presented industrial unit of approx 5,036 ft² (468m²) benefiting from off street parking, loading bay, roller shutter access, UPVC double glazing, air conditioning, first floor offices, and an internal maximum eaves height of f 22'5" (6.8m).

LOCATION

The unit is located just off the Keysnham bypass providing easy access to the Bristol ringroad.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £42,250.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C (valid to Jan 2034)

FLOOR PLAN

The floor plan and floor areas are 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.

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.

CODE FOR LEASING BUSINESS PREMISES

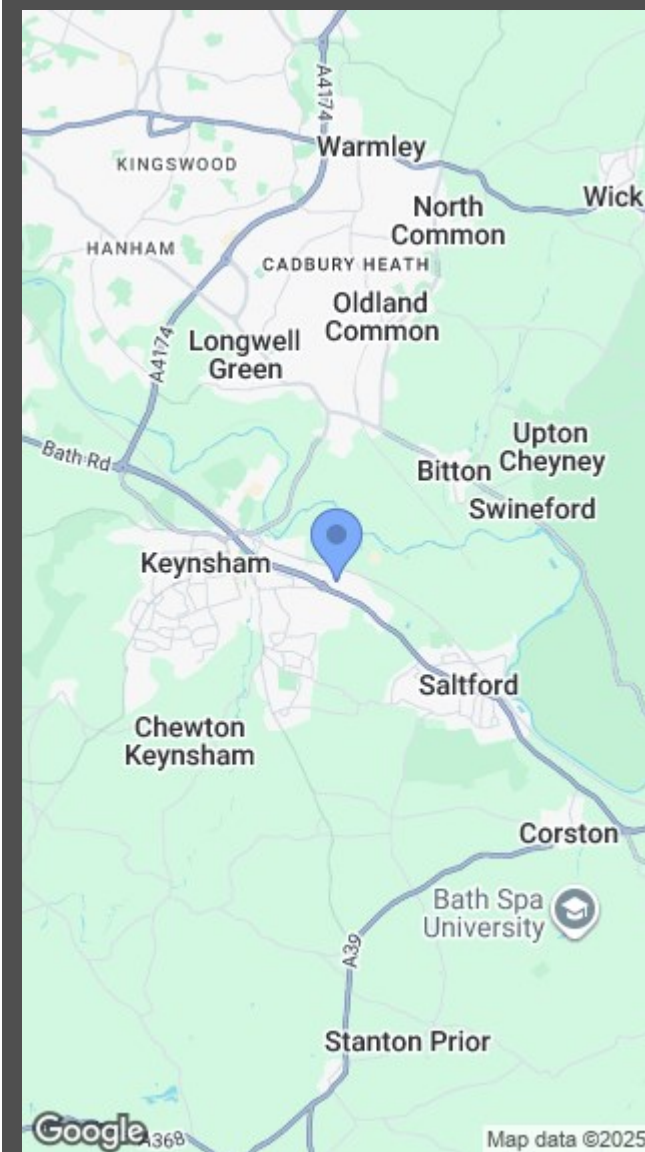
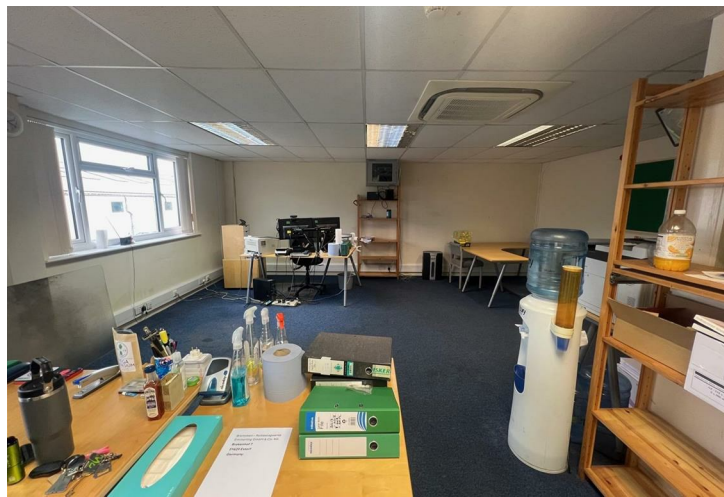
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

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.



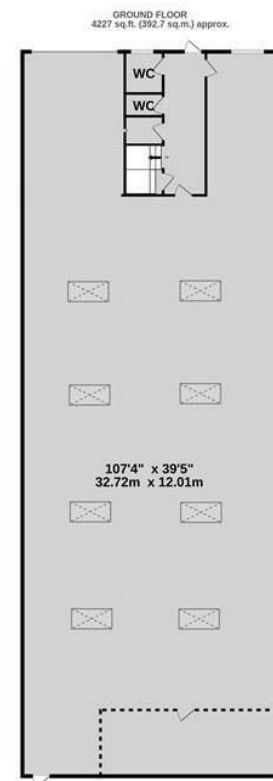




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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







TOTAL FLOOR AREA : 5036 sq.ft. (467.9 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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