

# MAGGS & ALLEN

UNIT 16 DRAGON COURT,  
ST GEORGE, BRISTOL, BS5 7XX

**£30,000 Per Annum**

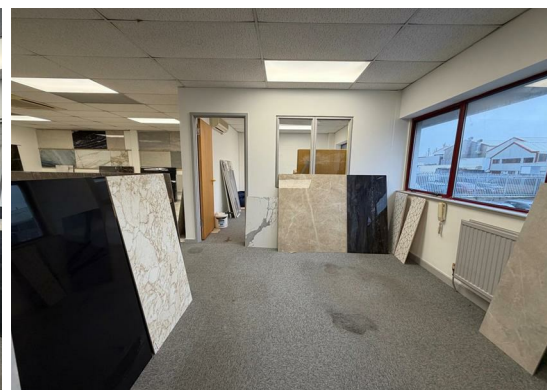
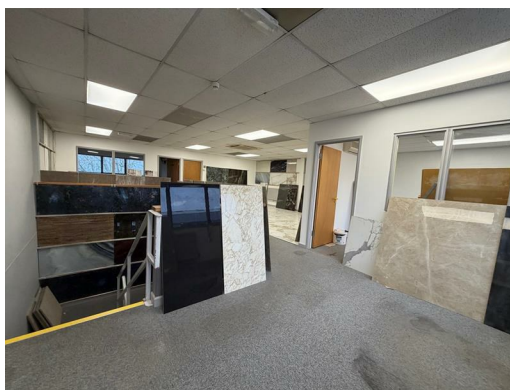
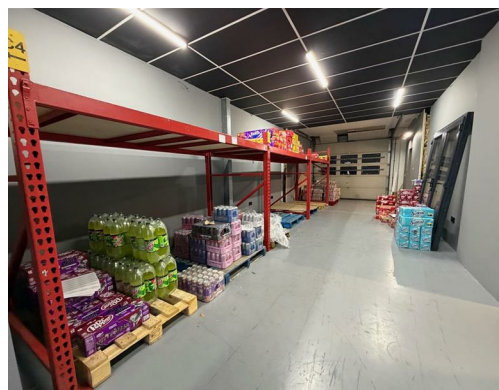
- Approx. 2,330 ft<sup>2</sup> (216.5 m<sup>2</sup>)
- Two Storey
- Roller Shutter Access
- Allocated Parking
- For Sale / To Let



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

**0117 973 4940**

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



## DESCRIPTION

A modern two storey commercial unit of approx. 2,330 ft<sup>2</sup> (216.5 m<sup>2</sup>) arranged as a ground floor workshop with additional first floor offices. The unit benefits from air conditioning, gas central heating, roller shutter access, and off street parking for approximately 4 vehicles (including loading bay). The unit is available for sale at £400,000 (with vacant possession), or to let at £30,000pa on a new fully repairing and insuring basis.

## LOCATION

Dragon Court is a modern and established business estate located just off Rose Green Road and Whitehall Road in East Bristol, providing easy access to the M32.

## BUSINESS RATES

The Rateable Value with effect from April 2026 is:

Ground Floor: £13,000

First Floor: £16,250

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D valid to Nov 2030.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## TENURE/LEASE DETAILS

The unit is available to let on a new fully repairing and insuring basis. It is also available for sale on a long leasehold basis (details to be confirmed), with vacant possession.

Each party to incur their own respective legal fees.

## FLOOR PLAN

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

## TENANT APPLICATION FEE

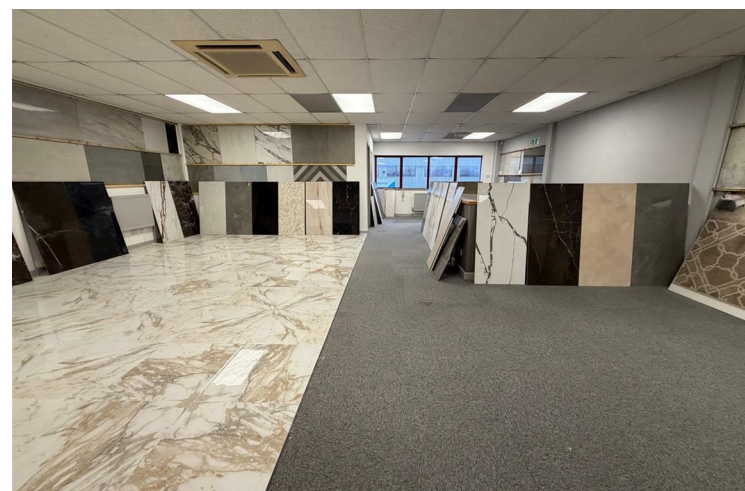
Assuming a lease is agreed (rather than a sale), the incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

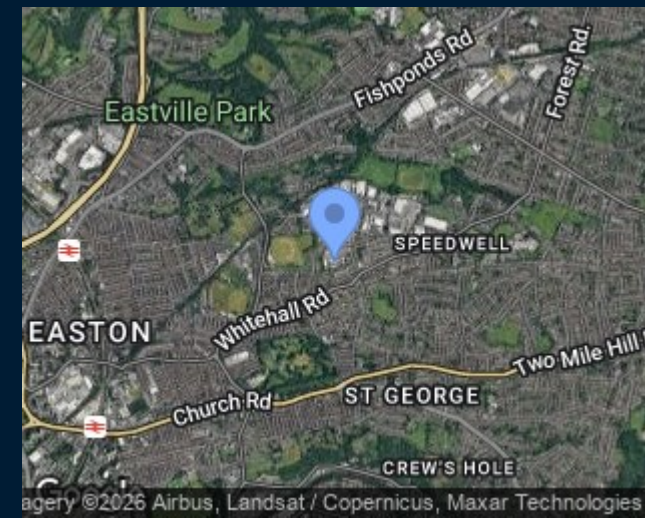
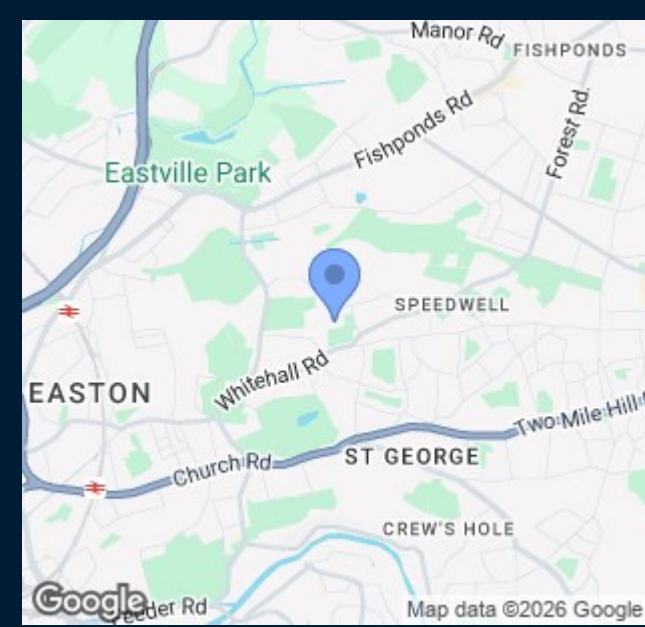
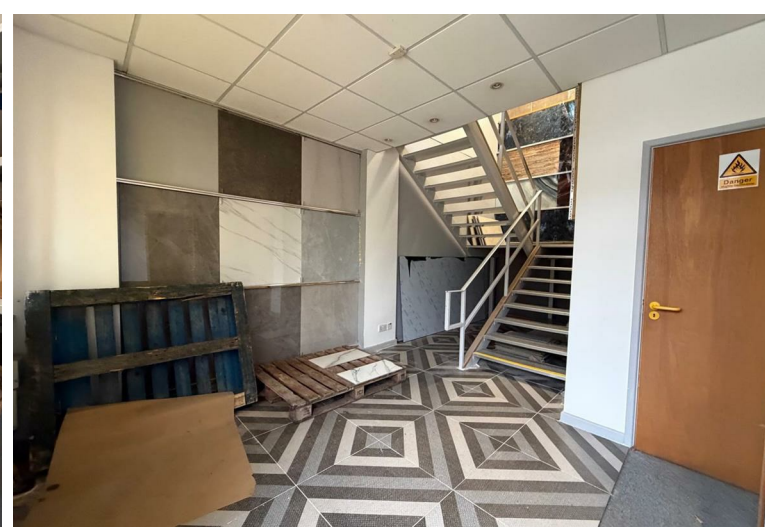
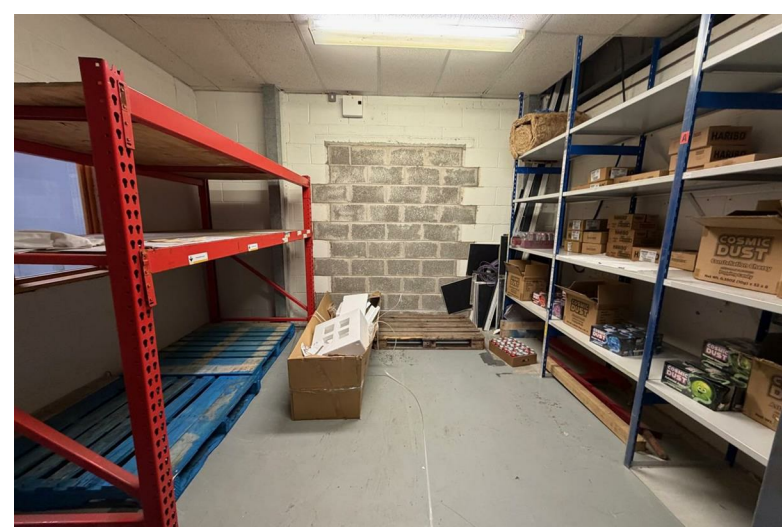
## CODE FOR LEASING BUSINESS PREMISES

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

## VIEWINGS

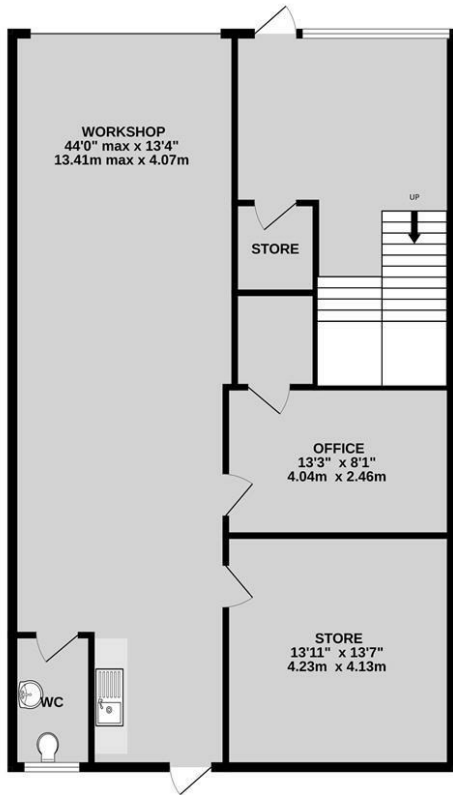
By appointment.



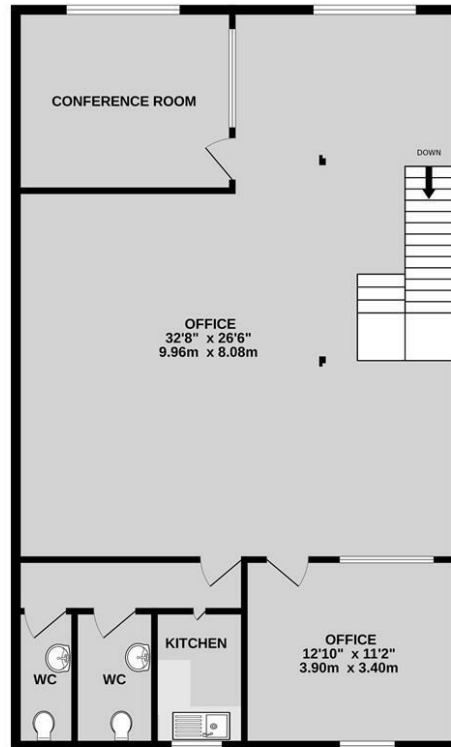


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GROUND FLOOR  
1161 sq.ft. (107.8 sq.m.) approx.

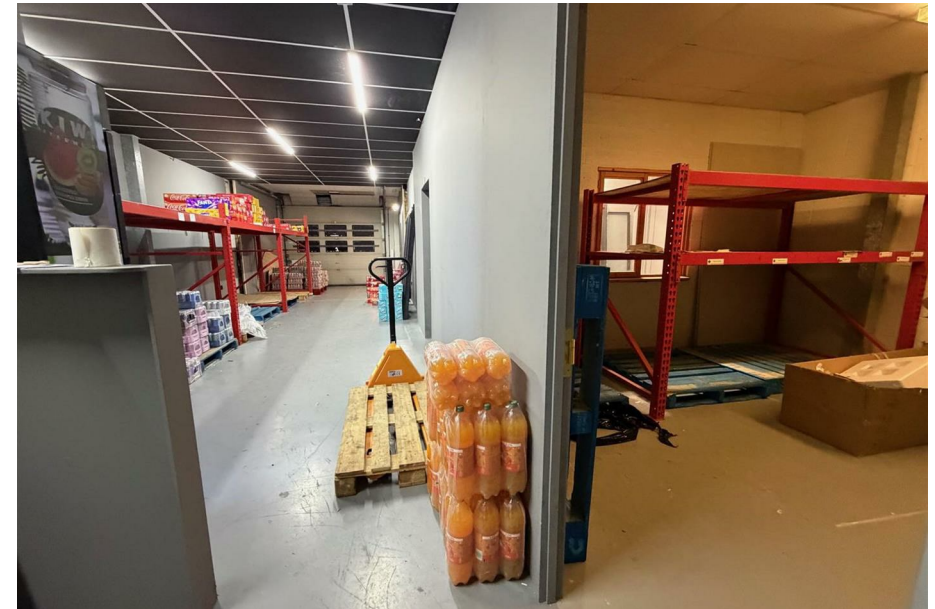


1ST FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 2332 sq.ft. (216.6 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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