

# MAGGS & ALLEN

UNIT 5 DRAGON COURT

ST GEORGE, BRISTOL, BS5 7XX

**£30,420 Per Annum**

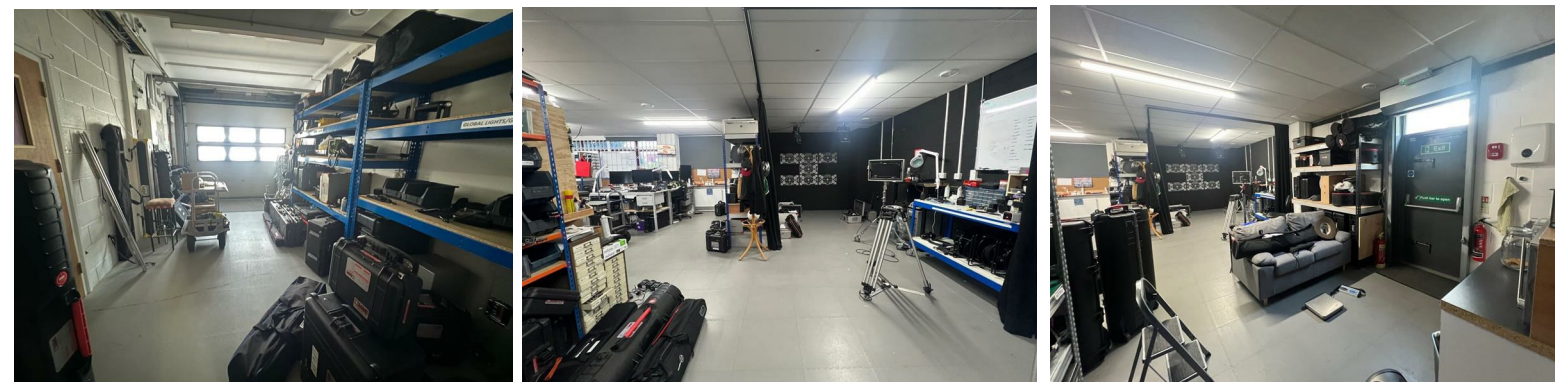
- Modern Unit
- Approx. 2,535 ft<sup>2</sup>
- Electric Roller Shutter Access
- 15kW Solar Panel System
- EV Charging Point
- 7 Parking Spaces



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

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





## DESCRIPTION

A modern end-of-terrace, two-storey commercial unit measuring approximately 2,535 sq ft (235.5 m<sup>2</sup>), located in East Bristol. The property benefits from excellent sustainability features, including a 15kW solar panel system and EV charging point. Additional features include central heating, LED lighting, Cat 2/3 security system with comprehensive CCTV system with 24-hour monitoring facility, triple glazed roof lights, electric roller shutter access, and 7 allocated parking spaces. The unit is available from mid October 2025.

## LOCATION

The unit is located between Rose Green Road and Whitehall Road, in Dragon's Court in East Bristol, providing easy access to the M32.

## PARKING

The unit benefits from approximately 7 allocated parking spaces in front of, and to the side of the unit.

## SOLAR PANELS

The unit benefits from 15kW of solar panels located on the roof, and an EV charging point to the front. We understand the unit is well insulated and consequently, the solar panels have contributed to a substantial energy saving for our client.

## BUSINESS RATES

The rateable value with effect from April 2023 is £16,750.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D. However, we understand this pre dates much of the building improvements.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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.

## TENANT APPLICATION FEE

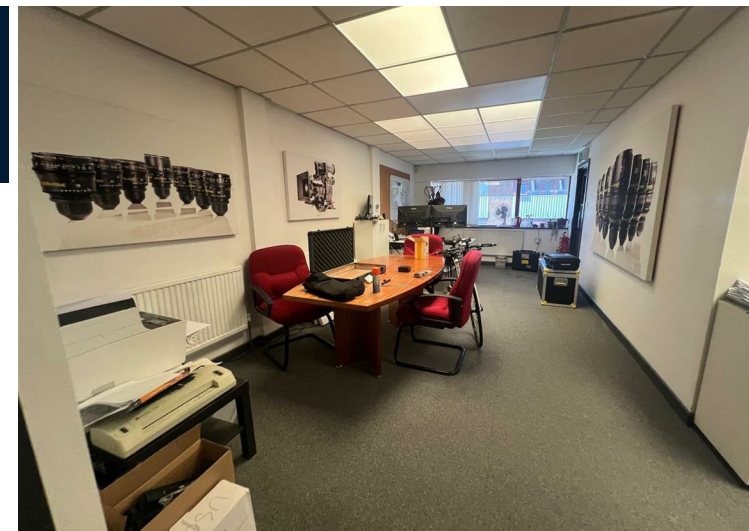
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## FLOOR PLAN

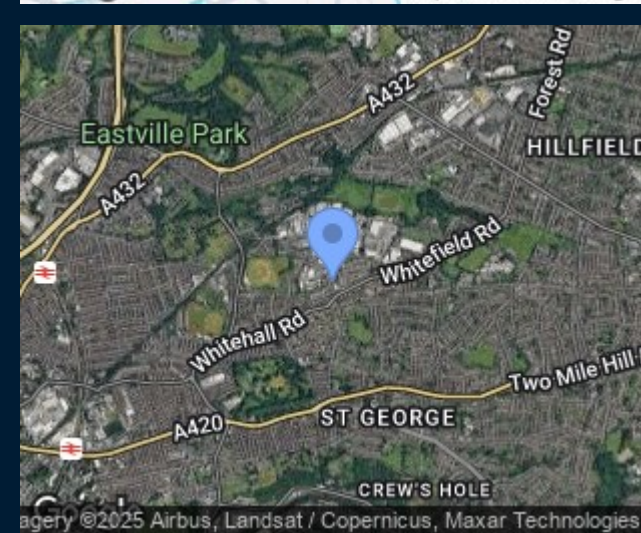
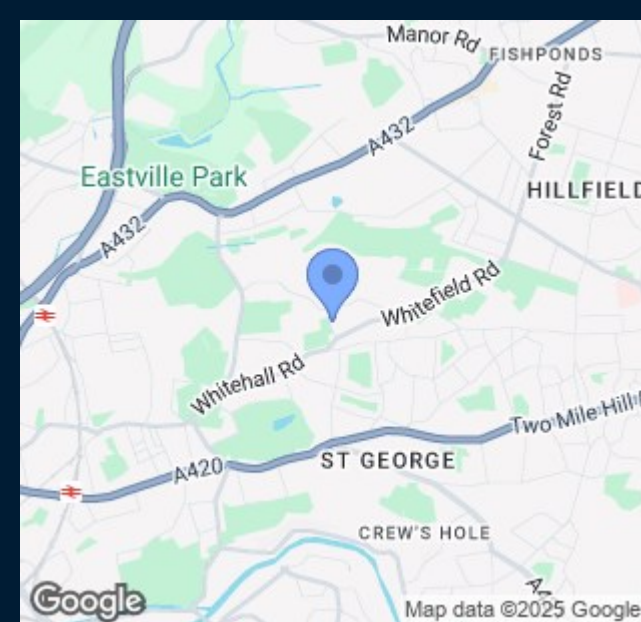
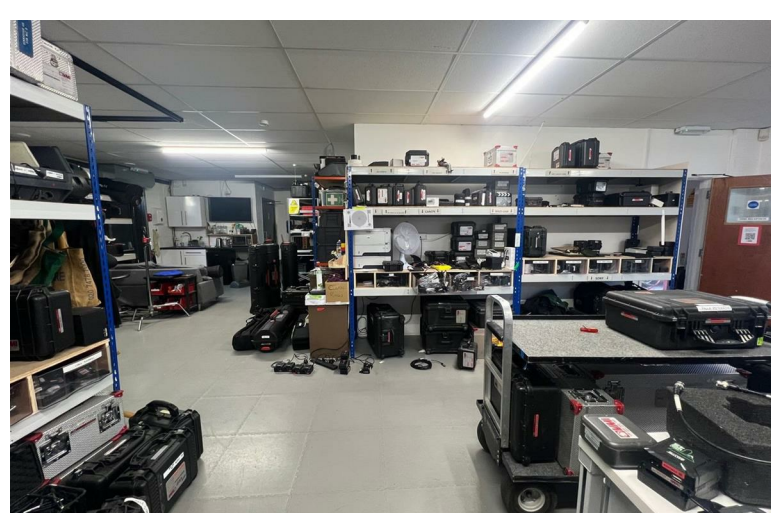
The floor plan and floor areas are provided for indicative purposes only and should not be relied upon.

## VIEWINGS

Strictly by appointment with Maggs & Allen.



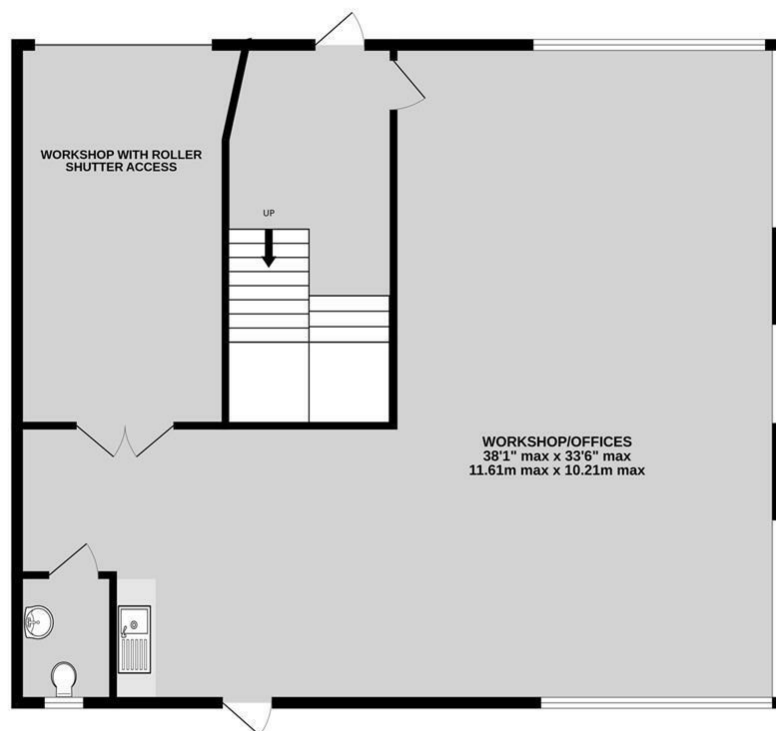




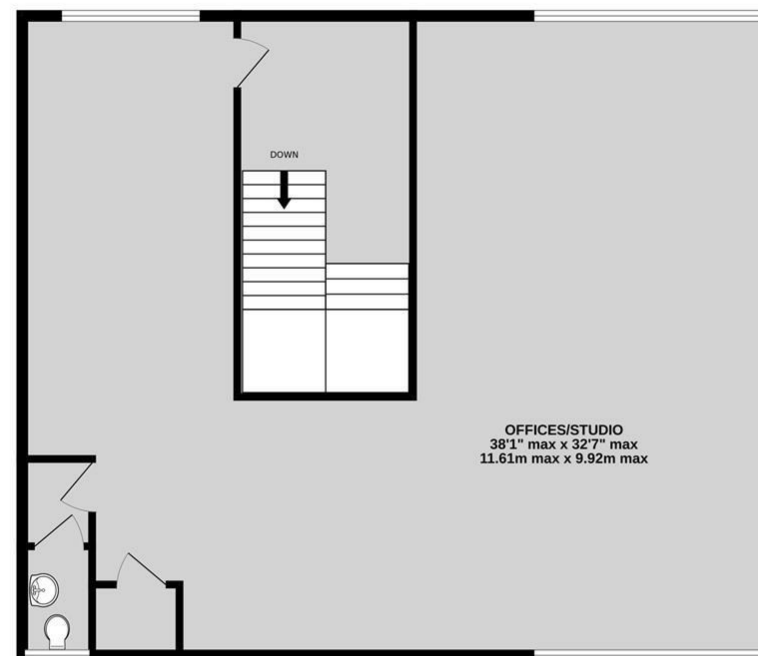
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**GROUND FLOOR**  
1296 sq.ft. (120.4 sq.m.) approx.



**1ST FLOOR**  
1239 sq.ft. (115.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2535 sq.ft. (235.6 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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