

# MAGGS & ALLEN

UNIT 31, PRINTWORKS FOUNDRY LANE  
BRISTOL, BS5 7UZ



£67,250 PER ANNUM

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

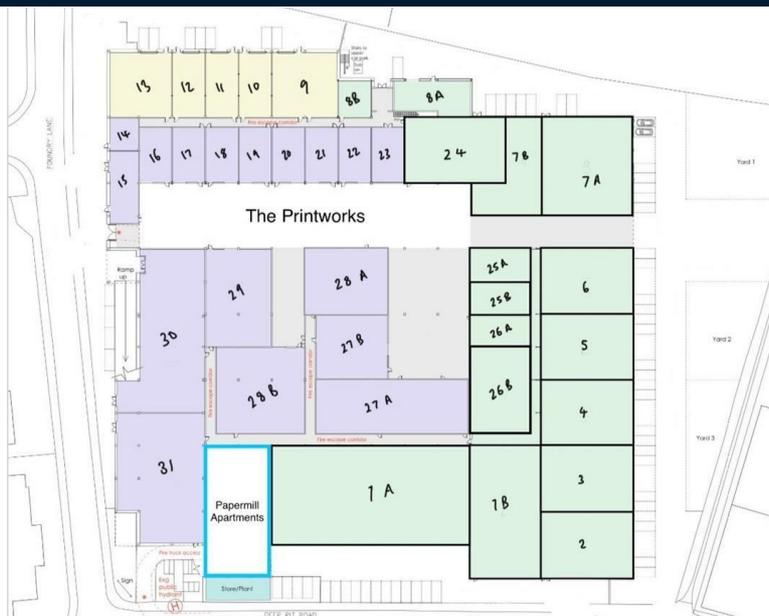
This listing/the photos reflect Unit 31, which offers approx. 6,750 ft<sup>2</sup>.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

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

# UNIT 31, 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.

This listing/the photos reflect Unit 31, which offers approx. 6,750 ft<sup>2</sup> which is available 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

EPC Rating: D

## FLOOR PLAN

The floor plans and Schedule of Areas are provided for indicative purposes only and should not be relied on. We are advised Unit 31 provides approximately 6,750 ft<sup>2</sup> / 627 m<sup>2</sup> inclusive of mezzanine.

## TENANT APPLICATION FEE

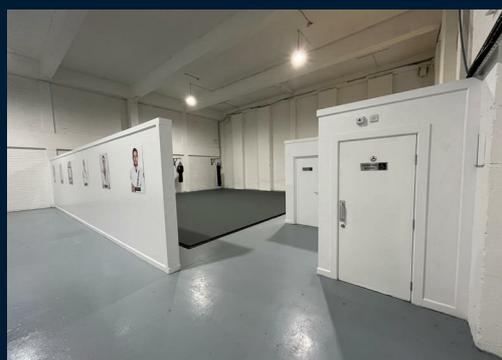
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## 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.