

MAGGS & ALLEN

UNIT 2 MEAD COURT
COOPER ROAD, THORNBURY, BS35 3UW



£12,000 PER ANNUM

OFFICE/INDUSTRIAL UNIT TO LET

Opportunity to rent a well presented office/industrial unit of approximately 1,341 sqft, with a mezzanine level offering a further 261 sqft, located in Thornbury.

The property benefits from 5 allocated parking spaces and has been fitted out to a high standard. The unit offers potential for use as an industrial unit, with the addition of a roller shutter.

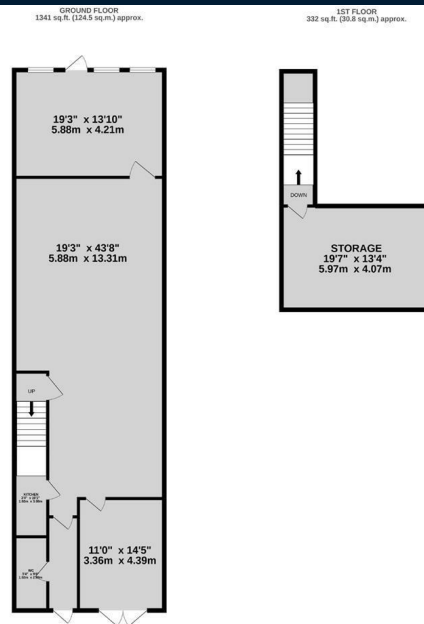
Offered to let on an effectively new Full Repairing & Insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

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DESCRIPTION

A well presented industrial unit, currently arranged as predominantly an open plan office with partitioned meeting area. Benefits include gas central heating, broadband connection and 5 allocated parking spaces.

Although currently arranged as offices, we understand there is potential for the property to be converted back to an industrial unit, with the installation of a roller shutter door.

LOCATION

Situated on Cooper Road in Thornbury, the property is located approximately 20 minutes drive from the M5 (Junction 16).

ACCOMODATION

The property provides approximately 1,341 sqft of ground floor office space, including toilet and kitchen facilities. A further 261 sqft of storage is available on the mezzanine level. The mezzanine has the potential to be extended across the entire footprint of the unit.

FLOOR PLAN

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

LEASE DETAILS

Offered To Let on a new Full Repairing and Insuring basis. Each party to incur their own respective legal fees.

BUSINESS RATES

The rateable value, effective from April 2017, is £13,500.

We also understand the parking spaces have a rateable value of £300 per space.

ENERGY PERFORMANCE CERTIFICATE

Rating: D (expires May 2024)

VIEWING

By appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

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 as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

CONTROL OF ASBESTOS

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.

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.



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.