





Unit 2 Tuffley Park

Mid-terraced industrial unit on a popular Business Park with 4 allocated parking spaces.

Location

Tuffley Park was built approximately 20 years ago and forms a small industrial estate comprising four terraces of units situated approximately 500 metres from Bristol Road, the main route south of the city centre.

Description

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with a minimum eaves height of 6.20m, concrete floor, blockwork walls to 2.50m, profile metal cladding and roof with translucent panels at regular intervals and supplemented by suspended LED lighting. There are aluminium framed personnel doors and windows and manual roller shutter loading door.

The ground floor includes a workshop/warehouse, reception office, staff room /kitchen with further office and WC facilities.

A mezzanine floor has been installed to provide additional storage above the offices and ancillary accommodation.

The offices have emulsion painted walls, suspended ceilings with integral LED lighting, wall electrics and carpeting throughout. Heating is provided by wall mounted radiators served by a gas fired central heating boiler. The staff room/kitchen has carpet tiles, fitted units and a stainless-steel single drainer sink unit.

Externally, the unit has a concrete surfaced loading apron and 4 block paved car parking spaces.

Accommodation

(Approximate gross internal areas)

Ground Floor	115.65 m2	(1,245 ft2)
Mezzanine Office	68.41 m2	(736 ft2)
Total	184.06 m2	(1,981 ft2)

Planning

Within Classes E and B8 of the Use Classes Order.

Rates

The Rateable Value on the Valuation Office Agency website is £9,100.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered freehold with vacant possession.

Price

£235,000.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

EPC

An EPC is being prepared.

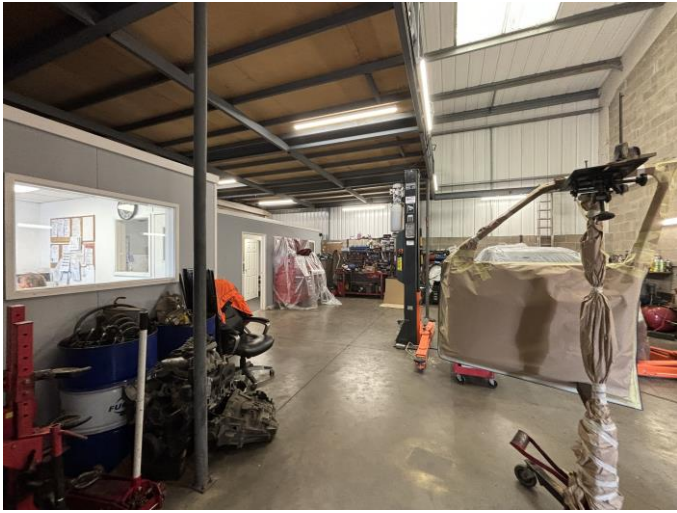
Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Key Contact



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