





# Unit 5C Tuffley Park, Lower Tuffley Lane

**Industrial Investment opportunity on a popular Business Park. Current income of £20,500 per annum.**

## 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 some 6.20m, concrete floor, blockwork walls to 2.50m, profile metal cladding and roof which incorporates translucent panels at regular intervals 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 been finished to include painted walls, suspended ceilings with integral LED lighting, and carpeting throughout. Heating is provided by wall mounted radiators served by a gas fired central heating boiler. There is a burglar and fire alarm system. The staff room/kitchen has carpet tiles, fitted units and 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	110.49 m2	(1,189 ft2)
Mezzanine Office	56.75 m2	(611 ft2)
<b>Total</b>	<b>167.24 m2</b>	<b>(1,800 ft2)</b>

## Planning

Within Classes E and B8 of the Use Classes Order.

## Rates

The Rateable Value on the Valuation Office Agency website is £8,700.

## Tenancy

The property is let to UK Autoglaze Ltd for a term of 10 years from 6<sup>th</sup> November 2023 at a rent of £20,400 per annum. The lease includes rent reviews and tenant's break clause on the 3<sup>rd</sup> and 6<sup>th</sup> anniversaries of the term.

A copy of the lease agreement is available upon request.

## Proposal

The property is offered by way of a 999-year lease subject to the occupational tenancy in place.

## Price

Offers are invited in the region of £250,000; a purchase at this level would reflect a gross initial yield of 8.2% and net initial yield of 8.02% after purchaser's costs.

## VAT

The property is elected for VAT.

## EPC

D-86.

## 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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