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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



32 Albert Road, St Philips, Bristol, BS2 0XA

£60,000 Per Annum

*****2 LARGE INDUSTRIAL UNITS & SECURE OPEN STORAGE YARD*****

Opportunity to lease this substantial industrial site of approximately 0.43 acres comprising 2 warehouses/office units of approximately 8,880sqft and a large secure storage yard with private gated access. Benefits include roller shutter access, office and toilet facilities offering flexible accommodation that would suit a variety of different uses subject to consents. Available on the basis of a new Full Repairing and Insuring Lease.



32 Albert Road, St Philips, Bristol, BS2 0XA

DESCRIPTION

A large site comprising 2 industrial units of approximately 8,880sqft and a large secure storage yard with gated access to the front.

LOCATION

Situated on Albert Road, St Philips a predominantly industrial area. The site is easily accessible from the Bristol City Centre, Temple Meads Train Station and M32 motorway network. The site is also located within close proximity to the A37 and A4 providing easy access to various suburbs within the city.

LEASE DETAILS

Available to let on the basis of a new 5 year Full Repairing and Insuring Lease with terms to be negotiated.
Each party to incur their own legal fees.

SITE

The site measures a total of approximately 0.43 acres comprising 2 industrial units and a large open storage yard.

WAREHOUSE 1 (BLUE)

Comprising a large open plan warehouse area with additional toilet and office facilities of approximately 5,897sqft.

WAREHOUSE 2 (PINK)

Comprising 3 separate workshop/storage areas with first floor office and toilet facilities of approximately 2,983sqft.

YARD (GREY)

A large open storage yard with secure access to the front.

FLOOR PLAN

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

BUSINESS RATES

The rateable value from April 2017 as per the VOA website is £35,500.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

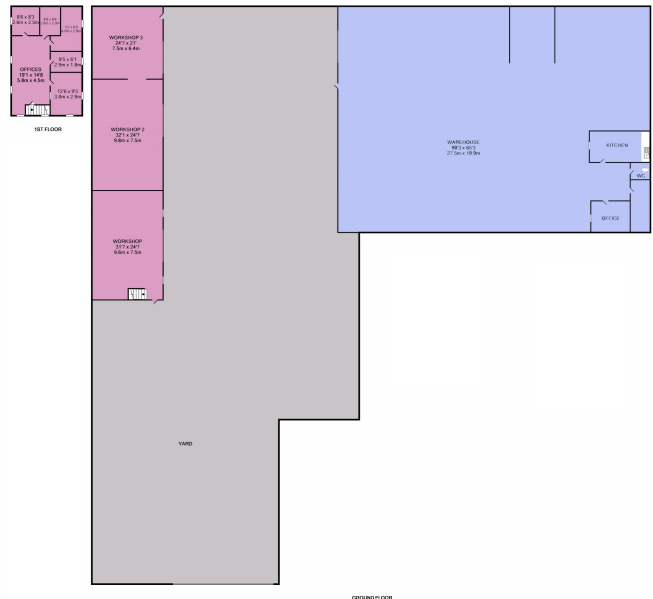
Strictly by appointment with Maggs & Allen.

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.

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



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

