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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



Unit 10, Avon Gorge Industrial Centre, Portview Road, Bristol, BS11 9LQ £25,000 Per Annum

Spacious industrial unit of approximately 4,350sqft (Gross Internal Area) benefiting from full height roller shutter access and ample allocated parking. The property is situated in a convenient location just off the Portway in Avonmouth, providing easy access to the motorway networks and Bristol City Centre. Offered on the basis of a new Full Repairing and Insuring lease, with terms to be negotiated.



Unit 10, Avon Gorge Industrial Centre, Portview Road, Bristol, BS11 9LQ

DESCRIPTION

Industrial premises providing approximately 3,650sqft to the ground floor, with an additional mezzanine of approx 700sqft with further mezzanine storage. The unit benefits from good internal height and roller shutter access, gas central heating, offices and store rooms.

LOCATION

Situated on Portview Road just off The Portway providing easy access to Avonmouth village, Bristol City Centre and the motorway networks.

FLOOR PLAN

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

GROUND FLOOR

Approx. 3,650sqft

MEZZANINE

Approx. 700sqft

OUTSIDE

We understand the parking immediately in front of the unit is also included in the title, together with the right to park in a further 6 spaces to the front of the estate.

LEASE DETAILS

Available by way of a new Full Repairing and Insuring lease. Each party to incur their own respective legal costs.

SERVICE CHARGE

We are informed there is an Estate Service Charge payable of approximately £296 + VAT per quarter.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

BUSINESS RATES

We understand that our client is in the process of having the property reinspected for valuation purposes.

The rateable value with effect from December 2017 is £19,250

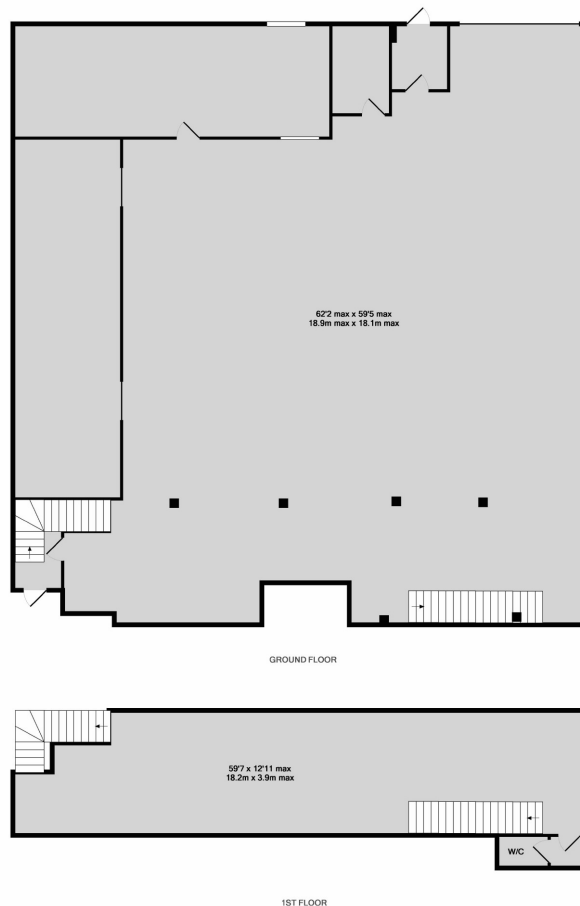
VAT

We are informed VAT is applicable to the property.

CONTROL OF ASBESTOS REGULATIONS

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.

TENANT APPLICATION FEE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for indicative purposes only and should be used as such for any prospective purchase. The purchaser, agent and any other person who relies on the plan is not to be held liable for any error or omission. No warranty or liability can be given. Made with Metaphor 001018



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.

