

TO LET

8,832 sq. ft.

Coroner Buildings, Wood Road, Kingswood, Bristol
BS15 8DX



BNP PARIBAS
REAL ESTATE



SUMMARY

- ✓ Terraced industrial unit
- ✓ Yard area and allocated car parking
- ✓ Refurbished
- ✓ 2 level access loading doors
- ✓ Approximately 4 miles from Junction 3 of the M32 motorway

LOCATION



The property is located approximately 4 miles east of the city centre and 11 miles north west of Bath. The A420 is 0.1 miles from the property, which in turn provides access to the M32 via Junction 3 and onto the M4 at Junction 19.

DESCRIPTION

The building comprises blockwork elevations, which have been overclad with insulated profile panels. The roof is pitched with approximately 10% translucent roof lights.

The warehouse benefits from 2 level loading doors, painted walls and concrete floors. The lights have all been replaced with LED's.

Externally, the unit benefits from a concrete yard directly and opposite the loading doors. There is additional car parking allocated to the unit.

We understand the property benefits from a mains gas connection, 3 phase electrical power, mains water and drainage connection.

SPECIFICATION

- Terraced unit
- Blockwork construction
- A newly overclad roof
- 2 level access loading doors
- 3 phase electricity
- Allocated car parking
- LED Lighting

PLANNING

We understand the property has planning consent for any use within B1c, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987. We however advise all applicants to make their own enquiries with South Gloucestershire Council.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides a GIA;

Description	Sq. M	Sq. Ft
GROUND FLOOR	821	8,832
TOTAL	821	8,832

RATES

The properties rates are being reassessed

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

EPC

Following the refurbishment the property is being reassessed.

VAT

All figures are exclusive of VAT.



TERMS

The property is available by way of a new fully repairing and insuring lease.

The quoting rent is £60,000 per annum exclusive.

CONTACTS

For more information and to arrange a viewing please contact:

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