



Henbury Goods Yard , Adj. 76 Tomarton Crescent , Bristol BS10 7LW

TO LET

Open Storage Site

**1.64 Acres
(0.66 Hectares)**

DESCRIPTION

Henbury Goods Yard is an open storage site formerly occupied by a concrete products bagging plant for storage and distribution purposes.

The property is separated into two compounds outlined on the enclosed aerial plan comprising approx. 62,335 sq ft and 8,913 sq ft respectively.

The storage compounds are level with a mixture of concrete and gravel surfacing, together with incoming water and electricity supplies.

- ✓ Rare industrial open storage opportunity
- ✓ Mixture of concrete and gravel surface
- ✓ Close proximity to J17 M5 and M4/M5 interchange
- ✓ Electricity and water supply

LOCATION

The property is located within Henbury on Station Road, c. 6 miles to the north west of Bristol city centre and is ideally situated for access to the major road network.

Junction 17 of the M5 is c. 5 minutes' drive c. 1.5 miles from the property with the M4/M5 interchange c. 4 miles distant.

what3words ///cracks.sums.sports

ACCOMMODATION

Site Areas	Acres	sq ft
Total	1.64	71,248

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

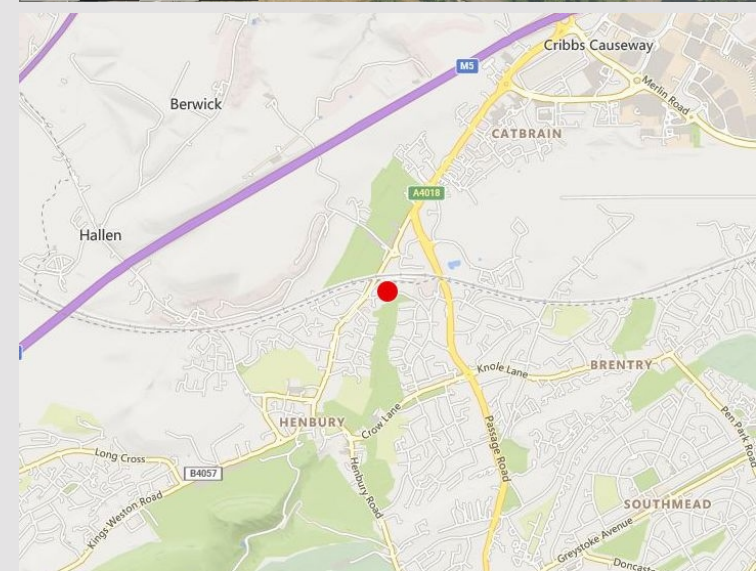
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

We are instructed to quote £105,000 per annum exclusive for a new lease on terms to be agreed.

EPC Not applicable.



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VIEWING & FURTHER INFORMATION

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