TO LET

3,056 sq. ft.

Unit 5, Hemingway Centre, Brunel Way, Thornbury, Bristol BS35 3UR

BNP PARIBAS REAL ESTATE



SUMMARY

- ✓ End of terrace industrial unit
- ✓ Level access loading door
- ✓ 5 allocated parking spaces and yard area
- ✓ Approximately 5 miles from Junction 16 of the M5 motorway

Classification : Internal

LOCATION



The property is located approximately 5 miles to the north west of Junction 16 of the M5 motorway, which in turn leads onto the M4/M5 motorway interchange.

Bristol city centre is approximately 14.5 miles from the property.

DESCRIPTION

The building comprises an end of terrace warehouse with a concrete frame. The walls are part brickwork and part insulated cladding. The roof has insulated roof sheets and approximately 10% warehouse roof lights.

There is a ground loading door to the front of the unit. Along with a dedicated loading area and five car parking spaces.

The property has a pedestrian door leading to the offices, along with two sets of toilets.

SPECIFICATION

- End of terrace unit
- 4.7m clear internal height
- Level access loading doors
- 3 phase electricity
- Dedicated office accommodation
- Two sets of toilets
- Kitchen area

PLANNING

We understand the property has planning consent for any use within B2 and 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	3,056	284
TOTAL	3,056	284

RATES

The properties rateable value is £22,750.

LEGAL COSTS

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

EPC

The property has an "D" rating.

VAT

All figures are exclusive of VAT.

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TERMS

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

The quoting rent is available on application.

CONTACTS

For more information and to arrange a viewing please contact:

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