

UNIT TO LEASE

Unit 2, Hicks Gate, Bath Road

Brislington, Bristol, BS31 2AD



Key Highlights

- 2,441 sq ft
- Business / Showroom Unit
- Prominent Roadside Visibility
- On the A4 between Bristol and Bath
- Showroom with Office, Kitchenette, WCs and Shower
- Dedicated Parking Spaces

Dock House
Welsh Back
Bristol
BS1 4SB

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LOCATION

Hicks Gate sits on the A4 Bath Road between Bristol and Bath, offering ease of access to both cities. The site is the former Wyevale Garden Centre site on the A4 which provides direct access to the A4174 Ring Road. The unit has good visibility on to an arterial road and is in good proximity to local amenities. Other occupiers on site include Bristol Ambulance, Base Gym and Van Connect.

ACCOMMODATION

The property has the following floor areas:

FLOOR AREA	SQ FT	SQ M
Warehouse	1988	184.7
Offices/ WCs/ Kitchen	453	42
TOTAL	2,441	226.8

DESCRIPTION

The property provides a business / showroom unit with office, kitchenette and WCs with a shower. Externally the unit benefits from dedicated parking and double customer entrance / loading.

TERMS

The property is available by way of a new lease for a term of years to be agreed. The Landlord may require to reserve the right to insert rolling redevelopment breaks, subject to agreement.

RENT

£35,000 per annum + VAT,
or £2,917 pcm.
This is inclusive of business rates.

EPC

56C

LEGAL COSTS

Each party to bear their own legal costs

VIEWINGS

Please organise via sole agents, Savills

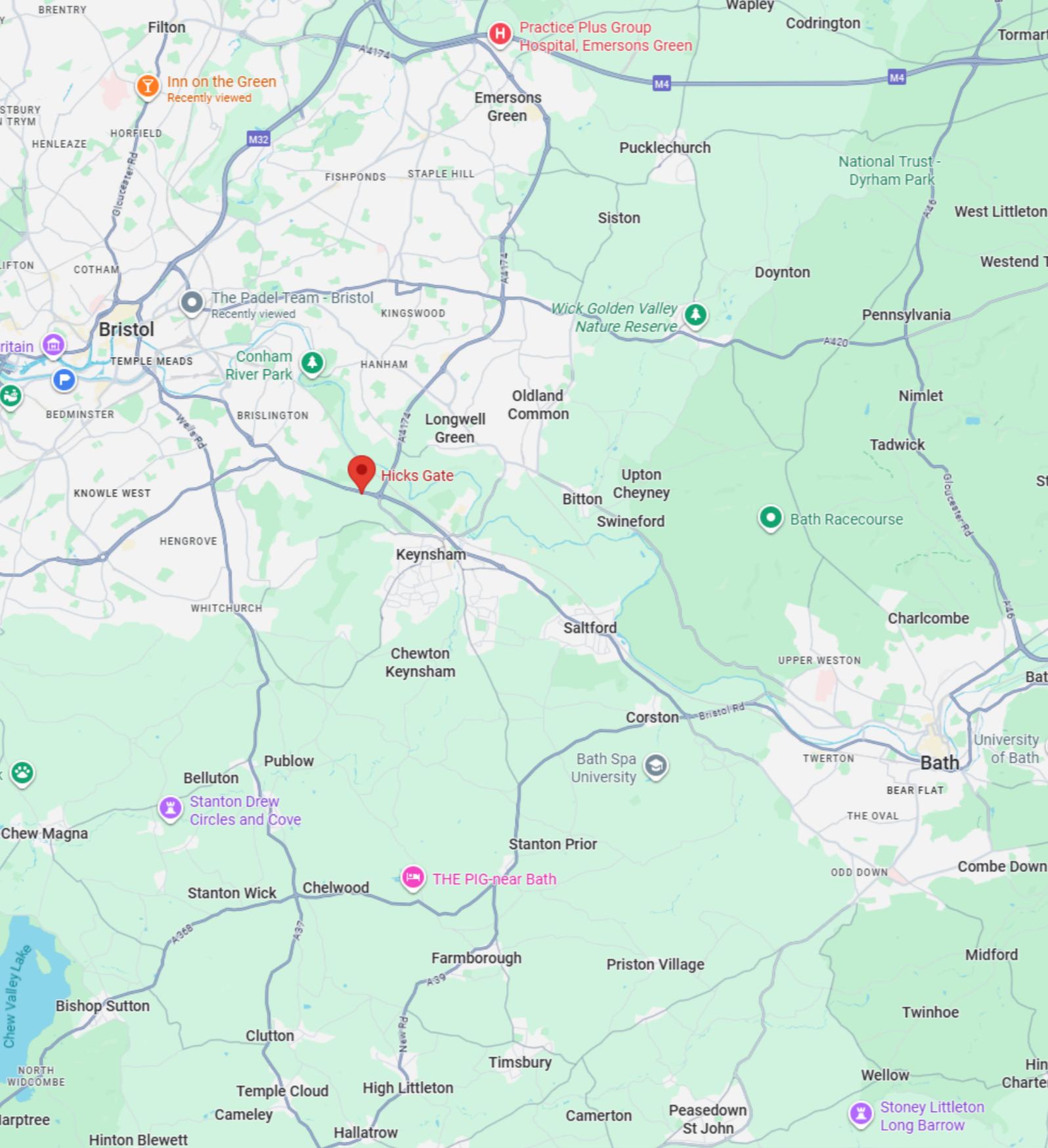


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