

# TO LET



**BNP PARIBAS  
REAL ESTATE**

1,177 sq. ft. (109 sq. m.)

Unit 19 Windmill Farm Business Centre

Bedminster, Bristol

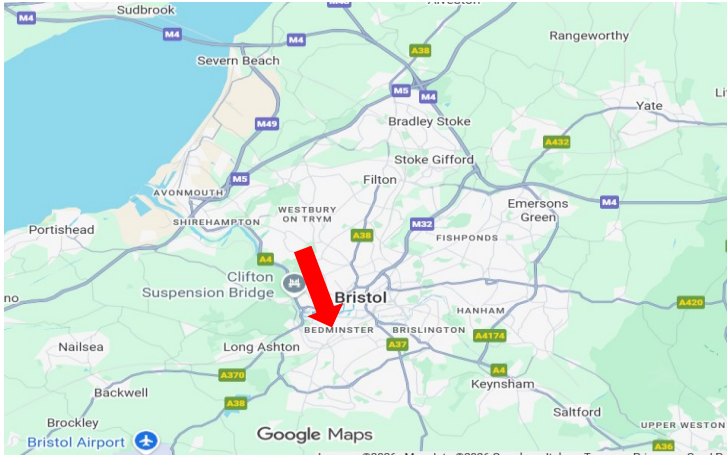
BS3 4DB



## SUMMARY

- ✓ Brand new double glazed windows to be fitted
- ✓ Allocated parking
- ✓ Level access loading door
- ✓ Rare city centre opportunity
- ✓ Approximately 2 miles from Junction 3 of the M32 motorway.

## LOCATION



The property is located within 1 mile of Bristol city centre.

Junction 3 of the M32 Motorway is approximately 2 miles from the property, which in turn provides access to Junction 19 of the M4. The Bath Road is 1.5 miles from the property.

Bristol Temple Meads train station is also only 1 mile from the property.

## DESCRIPTION

The property totals approximately 1,177 sq ft. There is 1,036 sq ft of industrial / warehousing accommodation on the ground floor, with 141 sq ft of office accommodation to the first floor. The unit benefits from an eaves height of 3.6m and a height to pitch of 6.2m. The loading door is 2.8m high and 3.2m wide.

The building comprises blockwork elevations, underneath a sloped insulated steel profile roof. There is strip lighting throughout the warehouse.

The warehouse benefits from a level loading door, painted walls and a concrete floor.

Externally, the unit has a concrete apron to the front of the building, providing dedicated parking and loading.

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

## SPECIFICATION

- Brand new double glazed windows to be installed
- Blockwork construction
- Concrete parking and loading area
- Level access loading door
- 3 phase electricity
- Prime city centre location.

## 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 Bristol City Council.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides a Gross Internal Area of;

Description	Sq. M	Sq. Ft
GROUND FLOOR	96	1,036
FIRST FLOOR	13	141
<b>TOTAL</b>	<b>109</b>	<b>1,177</b>

## RATES

The properties rateable value is £10,000.

Applicants are advised to make enquiries with the VOA as to the rates payable.

## LEGAL COSTS

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

## EPC

The property has a D rated EPC.

## 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 £20,000 per annum exclusive.

## CONTACTS

For more information and to arrange a viewing please contact:

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