



Unit 8

Coates Industrial Estate, Nailsea, BS48 1JN

Industrial Unit to let in Coates Industrial Estate

4,132 sq ft
(383.88 sq m)

- 3 Phase Power
- Secure Industrial Estate
- Demised Parking Area

Summary

Available Size	4,132 sq ft
Rent	£33,750 per annum
Rates Payable	£11,772 per annum
Rateable Value	£27,250
Service Charge	TBC
Estate Charge	TBC
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	3,415	317.26
Ground - Office	370	34.37
1st - Office	347	32.24
Total	4,132	383.87

Description

The property comprises a mid terrace industrial warehouse of brick construction with metal cladding. Internally the unit has ground and first floor offices with WC at ground floor. There is an electric roller door on the front elevation, the property benefits from a minimum eaves height of 5m. Externally, the unit has a demised car parking area.

Location

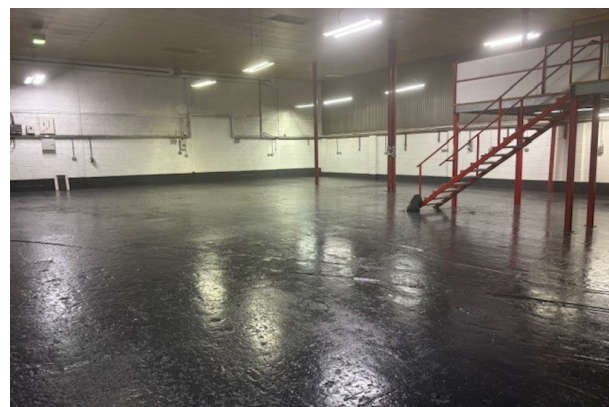
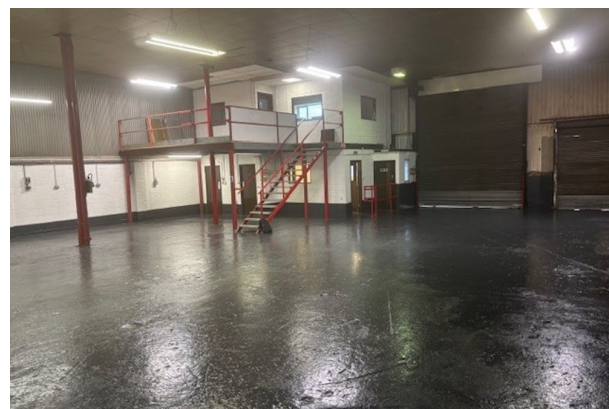
Coates Industrial Estate lies approximately half a mile north of the town centre and 4 miles east of junction 20 of the M5 motorway via the B3130 Clevedon Road. The centre of Bristol is approximately 8 miles to the east of Nailsea via the A370 and B3130 roads.

Use

The building is suitable for E office and/or light industrial and B8 storage and distribution use. Interested parties are advised to make their own enquiries with North Somerset Council Planning Department.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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