



## Unit 10

Bonville Business Centre, Bristol, BS4 5QR

### Mid - Terrace Workshop/ Office Premises

**932.05 sq ft**

(86.59 sq m)

- Recently Redecorated Throughout
- 3.5 Miles South East of Bristol City Centre
- Allocated Parking

Summary

Available Size	932.05 sq ft
Rent	Rent on Application
Rates Payable	£4,391.20 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£8,800
EPC Rating	D (80)

Description

A mid-terrace workshop unit in a rank of seven similar properties. The building is of steel portal frame construction with insulated cavity brick elevations under an insulated PVC coated steel roof. The warehouse area has a concrete floor with manually operated roller shutter door mThere is separate pedestrian access leading to the first floor office accommodation.

The unit has first floor office accommodation with kitchenette and WC/shower room facilities.

To the front of the unit there is a tarmacadam forecourt providing loading access and parking.

Location

The premises are situated on Bonville Road, one of the main thoroughfares on the established Brislington Trading Estate approximately 0.5 miles from the main A4 Bath Road linking to the Avon Ring Road (A4174) and Junction 1 of the M32 Junction 19 of the M4. Bristol City Centre is approximately 5 miles to the north west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	468.55	43.53	Available
1st - Office	463.50	43.06	Available
Total	932.05	86.59	

Viewings

For further information or to arrange an inspection, please contact Hartnell Taylor Cook.

Terms

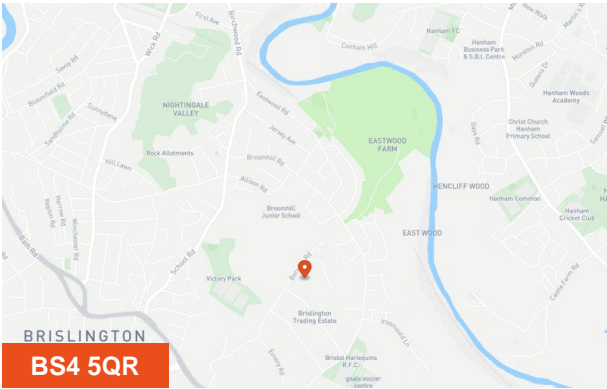
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

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

Planning

We understand the property is suitable for B1 (light industrial)/ E(g)III and B8 (storage and distribution) uses under the Town & Country Planning (Use Classes) Order 1987.



Viewing & Further Information

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