

Tower Lane Bristol BS30 8FL

£395,000

marktemplar

COMMERCIAL, LAND & DEVELOPMENT





PROPERTY TYPE

Industrial Unit



HOW BIG

4193.00 sq ft



WARMTH

Electric



PARKING

Allocated Parking



BUSINESS RATEABLE VALUE

Ask Agent



EPC RATING

E116

A modern lock up light industrial unit ideally suited to many aspiring businesses - The unit is situated in a private courtyard setting among other commercial properties. The premises enjoys an open plan ground floor plus a self contained office and other storage at first floor mezzanine level in total providing around 4200sqft.

Outside there is allocated parking spaces to the front of the building.

If let, we would estimate a rental value of £30,000 per annum.

Tower Lane Business Park is a small modern development within East Bristol. The outer ring road of East Bristol is close by and offers easy links to the M4 and M5 motorway networks as well as linking Keynsham, South Bristol and Bath.

Premises of this size and shape are rare to the market and will suit a number of uses. There will be a new lease available and is ready for quick occupation.

Please note that the agreed sale price on this property will be subject to VAT.

CEPC = E116



VAT - Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

Services - We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

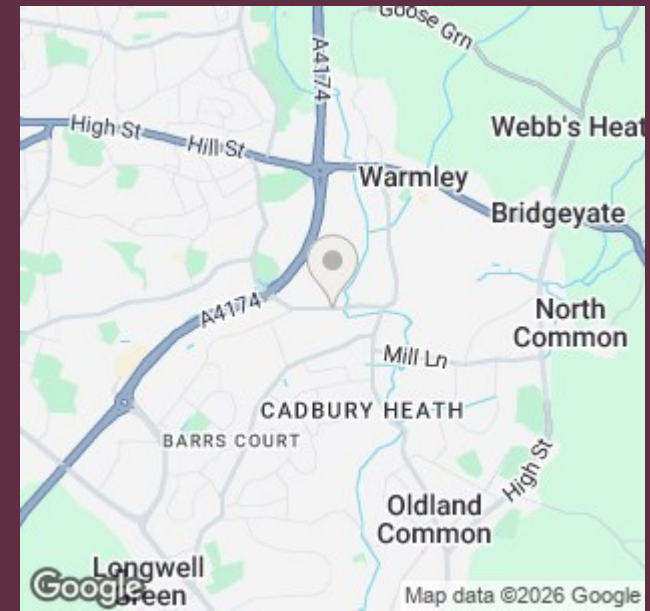
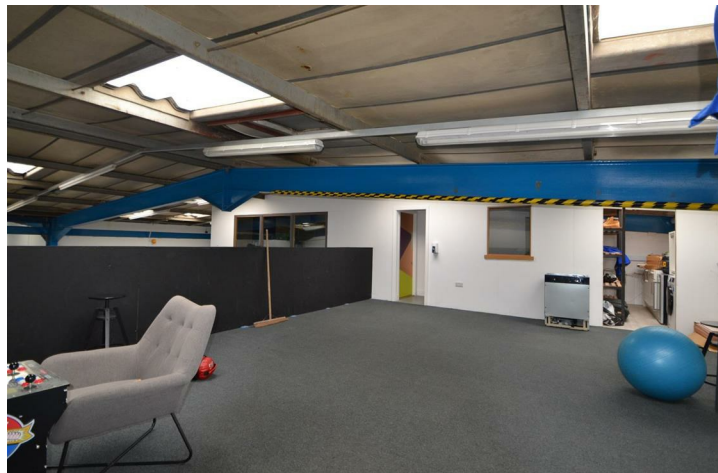
Rates - Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

References, Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Legal Costs - All parties to pay their legal costs.

Asbestos Regulations - It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templer Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Referral fee £255 + VAT. All referral fees are included within any quotes provided by the named companies.

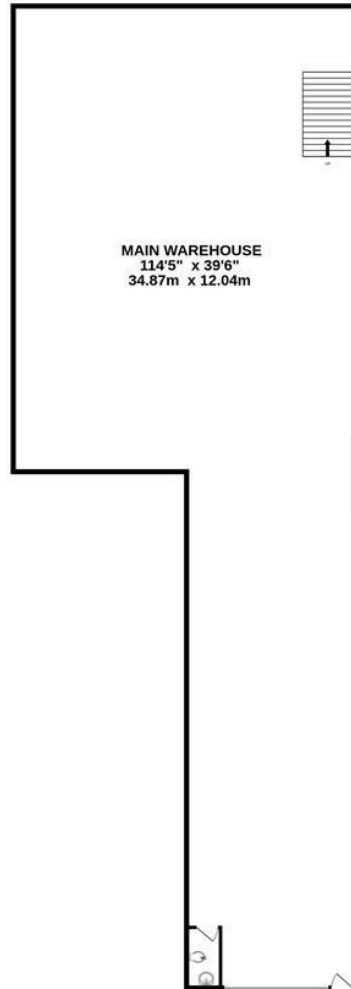


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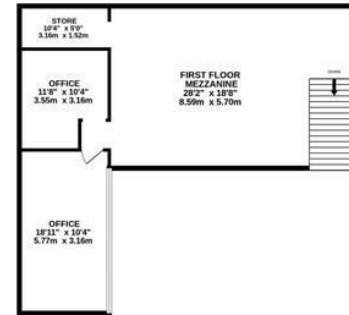




GROUND FLOOR
3280 sq.ft. (304.7 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA: 4193 sq.ft. (389.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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