

UNIT 22-27 THORBURY INDUSTRIAL ESTATE COOPER ROAD | THORBURY | BS35 3UW



This is a Computer Generated Image, details may vary.

FULLY REFURBISHED MODERN INDUSTRIAL WAREHOUSE 9,318 - 20,708 SQ FT (866 - 1,923 SQ M) - TO LET

- 15 miles from Bristol
- 5 miles from the M4 and M5 Motorways
- Potential to split into 2 units
- Trade Counter potential
- Minimum eaves of approximately 6m
- Potential to create a secure yard
- Three full height roller shutter doors
- High specification office / showroom element
- Ample car parking spaces

FULLY REFURBISHED MODERN INDUSTRIAL WAREHOUSE WITH POTENTIAL TO CREATE A SECURE YARD



**UNIT 22-27
COOPER ROAD**

Accommodation

The unit can be provided as a whole or from 9,318 sq ft (866 sq m). Upon completion the unit will extend to:

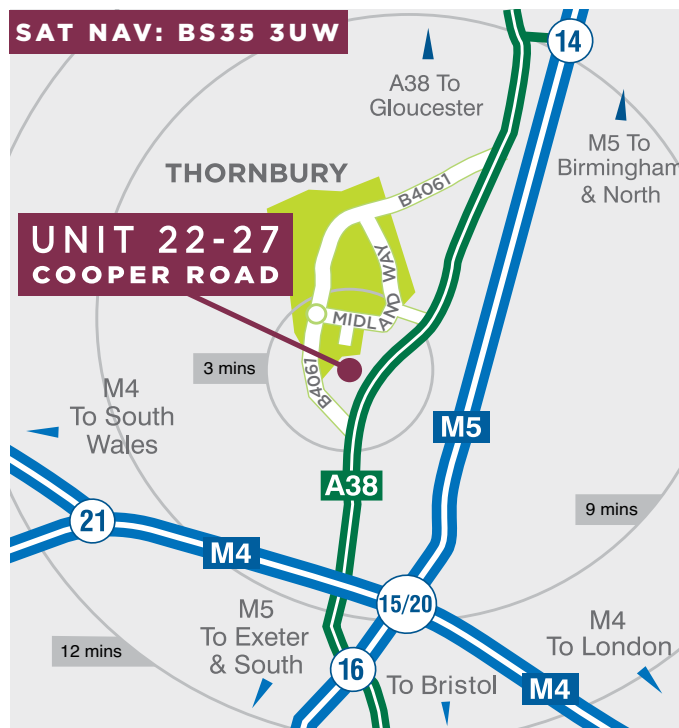
	sq ft	sq m
Warehouse	17,716	1,645
Offices / Amenities	2,992	278
Total	20,708	1,923

Measured on a GIA basis. Subject to final measurement survey upon completion of the refurbishment works.

Location

The unit is located in a prominent position to the principle estate road. Neighbouring occupiers include Essilor, Travis Perkins, GIST/Marks & Spencers, Kwik Fit and Screwfix.

Thornbury is located approximately 15 miles north of Bristol city centre and 1.2 miles from the A38. Junction 14 of the M5 motorway is 5 miles north east and Junction 15 is 5 miles south. The Property benefits from local and national transport links providing easy access to the M4 and M5 motorways.



SAT NAV: BS35 3UW

Description

The property is to undergo an extensive refurbishment to offer a modern unit with B1(c), B2 and B8 use classes.

The self-contained unit will benefit from:

- Steel portal frame construction with a minimum eaves of approximately 6m
- New profiled composite insulated panels to all elevations and roofing
- Potential for a secure yard area
- Three full height electrically operated roller shutter doors (3.5m width x 4m height)
- Ample car parking available
- Potential to create showroom or trade counter
- Office accommodation with suspended ceilings, carpeting, double glazing, LG7 lighting, WCs and kitchen area
- 10% double skin roof lights
- New LED lighting throughout



Photo shows typical refurbished unit. Internal warehouse will contain stanchions.

Services

All main services are in place including a 3 phase electricity supply.

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

An EPC Rating will be available following the completion of the refurbishment works.

Rent

Upon application.

Rates

Current Rateable Value £69,000 (2010 list). Further assessments may be required following the refurbishment works.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Service Charge

There is a variable estate service charge payable for each unit. Further details available on request.

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Viewing

Strictly by appointment:

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