



**To Let**

**Tel: 0117 984 8400**

## **Unit 3 Hemingway Centre, Thornbury, Bristol, BS35 3UR**

**Industrial Warehouse Unit  
3,363 sq ft (312.43 sq m)**



- Established Location
- Leasehold
- 5 miles from Junction 16 of the M5 Motorway
- 5 miles from Junction 14 of the M5 Motorway



#### LOCATION

The unit is located in the principle industrial estate in Thornbury with occupiers including Essilor, Kwik Fit, Gist and Travis Perkins.

Thornbury is approximately 15 miles from Bristol City Centre, 1.3 miles from the A38 and 5 miles north of Junction 14 of the M5 motorway which in turn connects to the M4. The estate is within a quarter of a mile of Thornbury Town Centre and as a result of its proximity to good transport links, provides easy access to Bristol, the Midlands, the South East and Devon and Cornwall.

#### DESCRIPTION

- Mid terrace industrial/warehouse unit.
- Internal eaves height of 15ft 9" (4.8m).
- Loading and dispatch area with a single roller shutter door.
- Car parking to front

#### SERVICES

All mains services are connected to the property including gas, water, drainage and electricity.

#### TENURE

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

#### ACCOMMODATION

The Property has a Gross Internal Area of:

TOTAL: 3,363 sq ft (312.43 sq m)

#### VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

#### RENT

£20,180 per annum exclusive

#### SERVICE CHARGE

There is a variable estate service charge payable for each unit.

#### BUSINESS RATES

Interested parties are advised to make their own enquiries.

#### LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

#### EPC

Rating D81

#### VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the Joint Agents:

**Robert Brophy** BNP Paribas Real Estate

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Joint Agent: Tom Watkins, Colliers International

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SUBJECT TO CONTRACT

