



Available To Let

Tel: 0117 984 8400

Unit 5 Ram Hill Business Park, Coalpit Heath, Bristol, BS36 2TX

**Industrial Warehouse Unit
1,973 sq ft (183.28 sq m)**



- Full Height Access Door
- Mezzanine Level
- 4 miles from Junction 19 of the M4 Motorway
- Parking Area to Front



LOCATION

Ram Hill Business Park is located some 0.5 miles east from Badminton Road (A432), which is subsequently the main access road from Bristol to Yate. Bristol ring road (A4174) is located 1.8 miles south and junction 19 of the M4 Motorway is a further 2 miles west on the Ring Road. Yate is 3.5 miles north east and Bristol is 9 miles south west of the property. Motorway access is easily provided via Junction 19 of the M4 motorway which in turn links to the M4 and M48 motorways.

DESCRIPTION

The property is a mid-terrace warehouse unit of steel portal frame construction with block and brick elevations and steel cladding above. Vehicular access is provided via a full height up and over shutter door with pedestrian access leading into an office and kitchenette area. Internally the unit benefits from a substantial mezzanine area with permanent stairs access.

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

In accordance with the RICS Code of Measuring Practice we calculate the Gross Internal Area (GIA) at:

| | | | | |
|------------------|--------------|--------------|---------------|-------------|
| Ground Floor | 1,237 | sq ft | 114.92 | sq m |
| Mezzanine | 736 | sq ft | 68.36 | sq m |
| Total GIA | 1,973 | sq ft | 183.28 | sq m |

VAT

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

RENT

£12,000 per annum (inclusive of Service Charge)

SERVICE CHARGE

All estate service charges are included in the annual rental.

BUSINESS RATES

The Rateable Value of the unit as shown by the Valuation Office Agency is £10,500 (2010 rating list).

LEGAL FEES

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

EPC

EPC Rating of C(70)

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole agent:

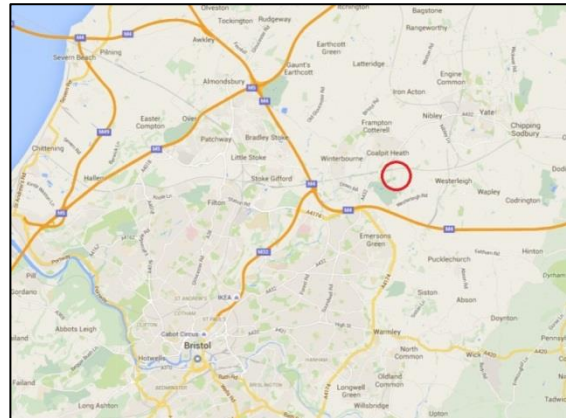
Robert Brophy BNP Paribas Real Estate

Tel: 0117 984 8450 / 07887 058 702

Email: robert.brophy@bnpparibas.com

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SUBJECT TO CONTRACT



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