



TO LET

Tel: 0117 984 8400

Unit 19 Kenn Court Business Park, Roman Farm Road, Bristol, BS4 1UL

**Modern Trade-Counter / Industrial Warehouse Unit
806 sq ft (74.97 sq m)**



- Modern Industrial Unit
- Forecourt and Parking Area
- Would Suit Trade Counter Use
- Popular Location





LOCATION

Kenn Court Business Park is located off Hengrove Way (A4174), directly opposite Hengrove Leisure Park. The area is a popular trading location with ample local amenities and good road links including the A38, A37 and A4 Bath Road. Bristol City Centre is 3.5 miles north and provides access to the M32 Motorway which in turn links to the M4 and M5 motorways. Junction 19 of the M5 motorway is 8 miles north west.

DESCRIPTION

Unit 19 comprises a mid-terrace industrial warehouse unit of brick and steel frame construction with a concrete floor under an insulated profile roof. There is a single up and over shutter door providing vehicular access into the warehouse and separate pedestrian access into the offices and warehouse. The unit would suit a trade counter use. Internally, the unit is of a good specification with a small office/reception and WC to front.

SERVICES

We understand the unit has mains water, gas and drainage. In addition the unit benefits from phase 3 electricity.

TENURE

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

ACCOMMODATION

Gross Internal Area: 806 sq ft (74.97 sq m).

PARKING

The unit benefits from 2 parking spaces.

VAT

All figures within these terms are exclusive of VAT where applicable.

RENT

Rent on application.

SERVICE CHARGE

The ingoing tenant will be responsible for the variable estate service charge.

BUSINESS RATE

The property is described by the Valuation Office as Warehouse and Premises and has a Rateable Value of £5,900 (2010 Rating List).

LEGAL FEES

All parties are responsible for their own legal fees.

EPC RATING

Awaiting EPC assessment

VIEWINGS AND FURTHER INFORMATION

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

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SUBJECT TO CONTRACT

