

HEMINGWAY CENTRE
THORNBURY
INDUSTRIAL ESTATE

Walker Way, Thornbury BS35 3US

INDUSTRIAL / WAREHOUSE UNIT
TO BE FULLY REFURBISHED

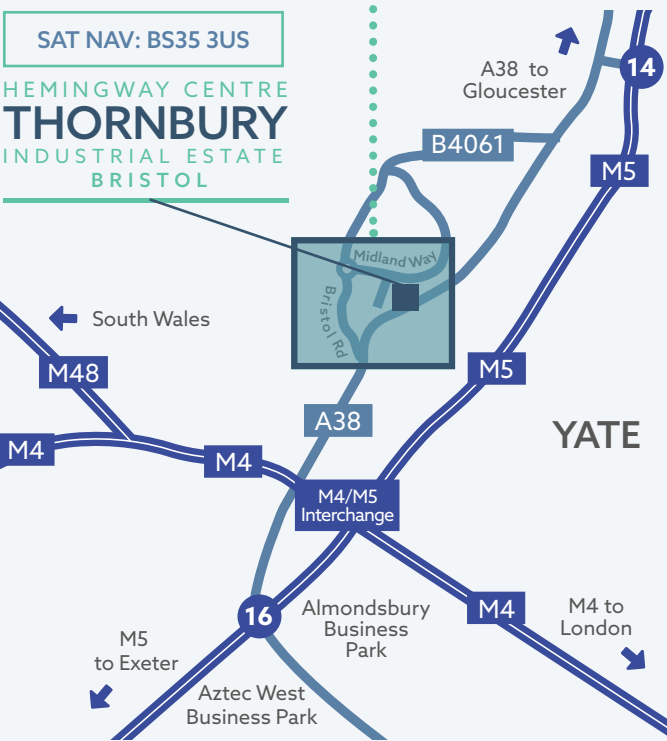
UNIT 11

7,531 sq.ft (699.6 sq.m)

**AVAILABLE
TO LET**

- ⌚ Established North Bristol light industrial / distribution location
- ⌚ Competitive location compared to Yate, Aztec West & Almondsbury
- ⌚ End of terrace unit with a large secure yard





LOCATION

Located on the established Thornbury Industrial estate.

Thornbury town centre	0.5 miles
A38	1.2 miles
Junction 14 of the M5	5 miles
Junction 16 of the M5	5 miles
M4 / M5 Interchange	6 miles
North of Bristol city centre	15 miles

DESCRIPTION

- ⌚ Full refurbishment to be undertaken by the Landlord.
- ⌚ End of terrace single storey light industrial / warehouse unit.
- ⌚ Benefits from a secure yard.
- ⌚ Comprises a warehouse, office accommodation, kitchenette and WC facilities.
- ⌚ Access is provided via a surface level roller shutter door, with separate pedestrian access.
- ⌚ Minimum eaves height of approx. 5.0m (16 ft).
- ⌚ Approx. 10 Car parking spaces to the front elevation.

ACCOMMODATION

UNIT 11

Warehouse	6,929 sq.ft	643.7 sq.m
Offices	602 sq.ft	55.9 sq.m
Total	7,531 sq.ft	699.6 sq.m

Measured on a GIA basis



Internal of Unit 11

TENURE

Available by way of a new full repairing and insuring lease, for a term to be agreed.

BUSINESS RATES

Rateable Value: £49,500 (April 2023). But we advise you make your own enquiries with the local authority.

SERVICE CHARGE

There is a Service Charge in place for the maintenance of the common areas. Further information is available upon request.

VAT

All figures quoted are exclusive of VAT if applicable.

RENT

Upon application.

EPC

Available upon request.

LEGAL FEES

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

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML.

VIEWING

Strictly by prior arrangement with the agents, please contact:



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