



Unit 1, Elm Tree Farm Estate Sheepway, Portbury, Bristol, BS20 7TF

TO LET

Area: 1,048 sq ft (97 sq m) | Rent PA: £15,000

LOCATION

Elm Tree Farm Estate is located within a rural setting on Sheepway, with direct links into Portishead. The Estate is within a few hundred yards of the Portbury Hundred (A369) and within a mile of Junction 19 of M5. Junction 19 is approximately 7 miles from the M4/M5 Interchange, and 10 miles south east of Bristol City Centre.

KEY FEATURES

- Excellent rural location
- Located within 1 mile of M5 (J19)
- Good public transport facilities
- Light refurbishment/re-decoration
- Good parking provision
- Close proximity to Bristol Port
- EV Charging facility
- Easy access to Portishead & Bristol

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DESCRIPTION

Unit 1 comprises a small workshop/warehouse with block walls, concrete floor with an eaves height of 4.5m (Clear height - 6.0m) and access is provided by a single electric roller shutter door. Adjacent, is a 2 storey office with a reception, kitchen and disabled wc. The offices have mixture of carpets/wood flooring and are fully centrally heated with double glazed windows. Externally, there is parking for 4 cars, a loading area and an EV Charging facility. The property is to undergo a light refurbishment.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	358	33
GF Office	340	32
FF Office	350	33
TOTAL	1,048 SQ FT	97 SQ M

TENURE:

New FRI Lease direct from the Landlord

PLANNING:

Suitable for employment uses. However, please make enquiries with the Local Planning Authority.

RENT PA:	£15,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Rateable Value is £5,700. Should you qualify for small business rates relief, then no rates are payable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT