



Units 8 - 10 Lawrence Hill

Unit 8-10, Lawrence Hill Industrial Park, Bristol, BS5 0EB

Centrally Located Industrial Unit on Established Industrial Estate

17,165 sq ft
(1,594.68 sq m)

- C.1 to J3 of the M32 Motorway
- 0.3 Miles to Lawrence Hill Train Station
- 24/7 Access
- 30 Allocated Parking Spaces

Summary

Available Size	17,165 sq ft
Rent	£137,320 per annum
Rates Payable	£22,757.89 per annum
Rateable Value	£44,449
EPC Rating	Upon Enquiry

Description

The property comprises a number of adjacent units. 8, 9 and 10 is constructed of brick and blockwork walls under a profiled sheet covered roof.

Location

Lawrence Hill Industrial Park is located in central Bristol, accessed from Croydon Street with access to the national motorway network at junction 3 of the M32 approximately 1 mile to the North. Bristol city centre is approximately 1.5 miles to the South West.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Total /sq ft
Unit - 8, 9 & 10	17,165	1,594.68	£8
Total	17,165	1,594.68	£8

Viewings

For further information or to arrange an inspection, please contact Hartnell Taylor Cook.

Terms

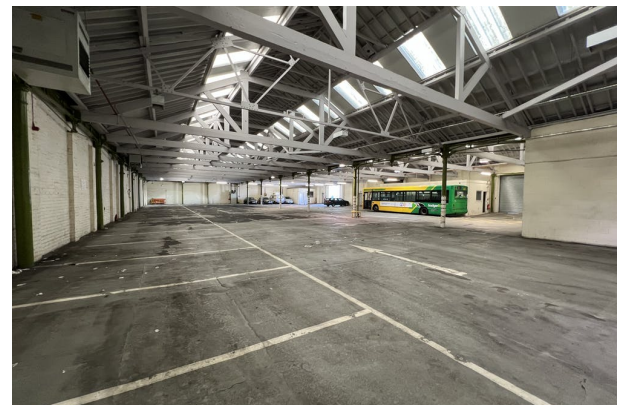
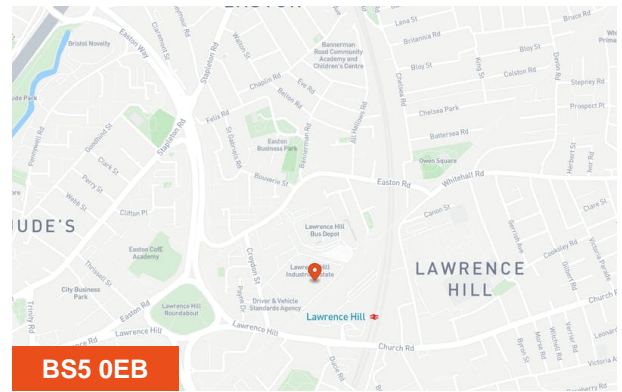
The combined units are available on a new full repairing and insuring lease for a term of years to be agreed.

Rates

Please verify the actual rates payable with the local authority, Bristol City Council.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

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