



## Unit 5

Minto Road Industrial Centre, Bristol, BS2 9YW

### Centrally Located Warehouse

**1,241.08 sq ft**  
(115.30 sq m)

- Close to Junction 3, M32
- Allocated Parking
- Eaves height 3.6m to 4.1m
- Suitable for a Variety of Uses

## Summary

<b>Available Size</b>	1,241.08 sq ft
<b>Rent</b>	£24,820 per annum
<b>Rates Payable</b>	£5,489 per annum Current rateable value (1 April 2023 to present)
<b>Rateable Value</b>	£11,000
<b>EPC Rating</b>	E (125)

## Description

The property comprises an end of terrace warehouse constructed on a steel portal frame with cavity brick and blockwork elevations under a pitched metal sheet roof with double skin roof lights. The clear internal eaves height is 3.6m. The warehouse has a concrete floor, WC facilities, a roller shutter loading door to the front elevation leading to a shared yard.

## Location

The unit is well located in close proximity to Bristol City Centre within a strategic and well established industrial location. Junction 3 of the M32 motorway is half a mile to the South East giving easy access to the City Centre and the National Motorway Network. The subject premises is situated at the junction of York Street and Ashley Parade

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5	1,241.08	115.30	Available
<b>Total</b>	<b>1,241.08</b>	<b>115.30</b>	

## Viewings

For further information or to arrange a viewing please contact the Hartnell Taylor Cook

## Terms

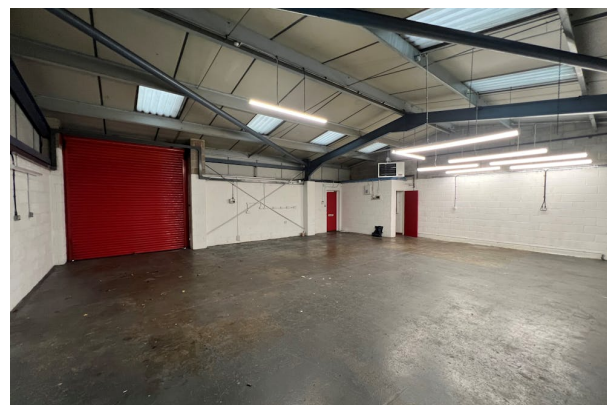
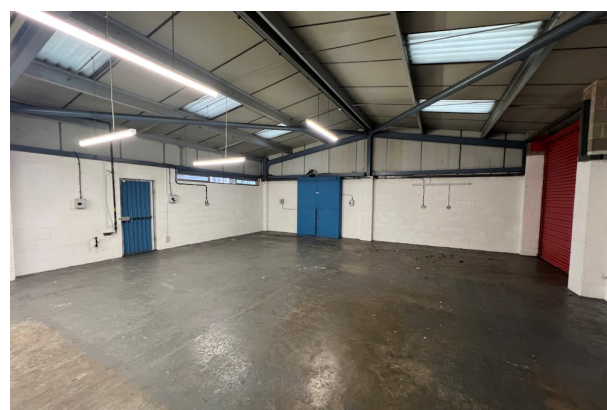
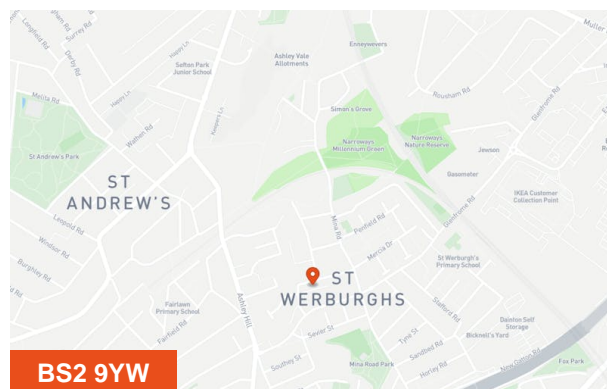
The unit is available by way of a new internal repairing and insuring lease for a term of years to be agreed

## Legal Costs

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

## Planning

The unit is suitable for E(g)(iii) light industrial and B8 storage and distribution use. Interested parties should enquire with Bristol City Council.



## Viewing & Further Information

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