

TO LET
Bristol

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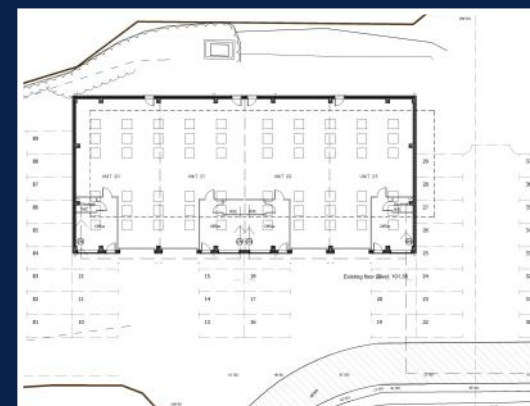
PROPERTY CONSULTANTS



**MODERN INDUSTRIAL/
OFFICE UNITS**

**Phase 2
Unit 20
Cattlemarket
Winford
Bristol
BS40 8HB**

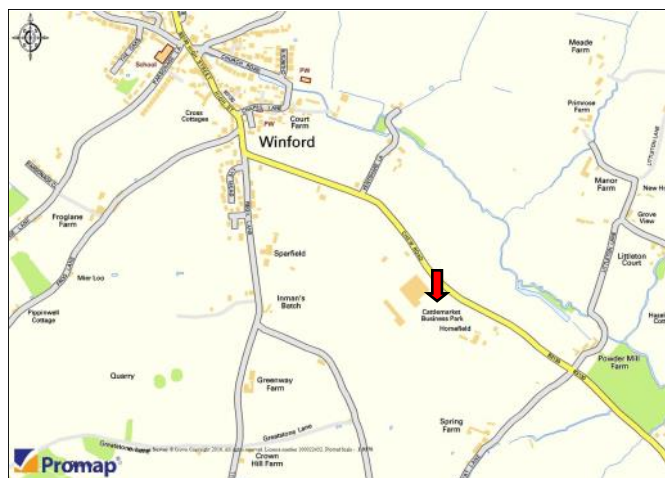
1,440 sq ft



Phase 2 and Phase 3, Cattlemarket, Winford, Bristol, BS40 8HB

Location

Cattlemarket sits in a countryside location in the heart of the Chew Valley on the outskirts of Bristol, yet it is within easy access to the M4/M5 motorway and rail links. Bristol International Airport is just 2.5 miles or a 5 minute drive. Bristol City Centre is 7 miles and the historical spa city of Bath is 16 miles away.



Description

Formerly the site of the Winford Livestock Market, Cattlemarket has become a successful business community.

The first phase of the Business Park is complete, with all units let or sold. Phase two and phase 3 comprise two terraces of 4 individual units all finished to a shell with dedicated parking.

Unit 20 comprises an end of terrace with a glazed frontage and pedestrian door entrance.

Accommodation

| Phase 2 Areas | Sq ft | Sq m |
|---------------|--------------|---------------|
| Unit 20 | 1,440 | 133.78 |
| Unit 21 | LET | LET |
| Unit 22 | SOLD | SOLD |
| Unit 23 | LET | LET |
| TOTAL | 0 | 0 |
| Phase 3 Areas | | |
| Unit 24 | LET | LET |
| Unit 25 | LET | LET |
| Unit 26 | LET | LET |
| Unit 27 | LET | LET |
| TOTAL | 1,440 | 133.78 |

All measurements are approximate Gross Internal Areas.

Services

We are advised that there is telephone, mains water, drainage and three phase electricity are available for connection.

Planning

The buildings currently have planning permission for B1 and B8 consent. Interested parties are advised to make their own enquiries with Bristol City Council.

Tel: 0117 922 3000 or www.bristol.gov.uk.

Lease

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

Special Note

We are advised by the owners that the site is subject to an overage in favour of the former owners. Further details can be made available upon request.

Legal Costs

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

Rent

£14,500 per unit per annum exclusive.

Business Rates

According to the Valuation Office Agency website (www.voa.gov.uk) the property has a rateable value of:

Description: Workshop and Premises
Rateable Value: TBC

References/Rental Deposits

The landlord reserves the right to request a rent deposit and/or references as required.

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Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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