



HITHER GREEN

TRADING ESTATE

UNIT 14, HITHER GREEN TRADING ESTATE, CLEVEDON BS21 6XU

TO LET

3,816 sq ft (453.51 sq m)

**THE CLOSEST
ESTATE TO
J20 M5**

WAREHOUSE/PRODUCTION

PROMINANT LOCATION

AMPLE CAR PARKING

M5 SOUTH

20 mins to Bridgwater

J20

M5 NORTH

20 mins to Bristol & M4



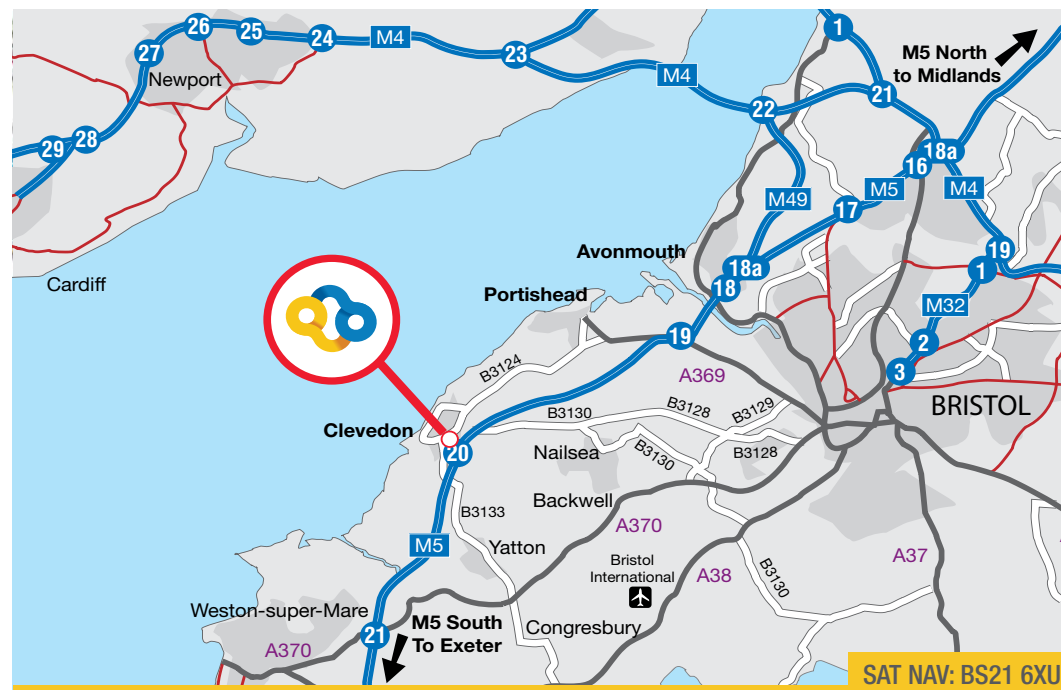
AVONMOUTH OVER CROWDED? BRISTOL TOO CONGESTED? NEED TO BEAT THE COMPETITION SOUTH?

LOCATION

The property is located on the established Hither Green Trading Estate, adjacent to Junction 20 of the M5 motorway, approximately 12 miles west of Bristol.

DESCRIPTION

- End of terrace warehouse/industrial unit with first floor office accommodation.
- Communal service yard accessed by gates from the estate road.
- Access via a roller shutter door measuring approx.13ft 1in (4m) wide by 17ft (5.17m) high.
- Steel frame construction with a minimum eaves height of approx.20ft (6.05m).
- Office accommodation over two floors.
- WC and kitchen facilities.
- Ample car parking.



ACCOMMODATION:

AREA	SQ FT	SQ M
Offices & Warehouse	3,816	453.51
TOTAL	3,816	453.51

Measured on a GIA basis

SERVICES: All mains services are connected to the property including gas, water, drainage and electricity.

TENURE: Available on new full repairing and insuring leases for a number of years to be agreed.

RENT: £4.95 per sq ft.

BUSINESS RATES: Rateable Value is £19,750 and described in the North Somerset valuation list as Warehouse & Premises.

VAT: All rents/prices quoted are exclusive of VAT if chargeable.

PLANNING: We understand that the unit benefits from B1 (Light Industrial) and B8 (Warehousing) use. All interested parties are advised to make their own Enquiries to the Local Authority.

EPC: Band D (91).

Important Notice

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FURTHER INFORMATION

On the instructions of:



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For further information or an appointment to view please contact one of the joint agents:



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