



***UNIT 40 DIXON BUSINESS CENTRE
DIXON ROAD
BRISLINGTON
BRISTOL
BS4 5QW***

TO LET

TWO STOREY BUSINESS UNIT



Dixon Business Centre is situated approximately 3.5 miles south east of Bristol City Centre. Access is via Dixon road which is close to the A4, a main arterial route into Bristol that connects directly with the A4174 Avon ring road linking the A4 Bath Road with the M32 and M4/M5 national motorway network.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

The property comprises a two storey unit constructed around a steel frame with elevations of brick work under a profiled sheet roof incorporating translucent roof-lights. The unit benefits from Gas central heating throughout, with air conditioning to the first floor offices. The storage area has a concrete floor, fluorescent strip lighting, a WC and a roller shutter loading door.

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

Ground floor storage	55.91 sq m	(602 sq ft)
First floor office	55.37 sq m	(596 sq ft)
Total	111.28 sq m	(1,198 sq ft)

TERMS

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

RENT

£12,000 per annum exclusive.

RATES

Rateable Value: £10,250

Rates Payable (2019/20) 49.1p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

VAT

All figures quoted are exclusive of VAT.

PLANNING

It is our understanding that the units have B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) planning consent. All applicants are advised to make their own enquiries with the Planning Department of Bristol City Council, to telephone 0117 922 2000.

LEGAL COSTS

Both parties will be responsible for their own legal costs in connection with these transactions.

EPC

To follow

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton

Tel: 0117 933 9915

NOTICE

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