



Light Industrial Workshop and Offices Unit 6 Windmill Business Park Windmill Road BS21 6SR  
Annual rental £24,000 exc

Light industrial unit with offices  
on the fringe of Clevedon



#### PROPERTY TYPE

Light industrial unit with offices and parking



#### HOW BIG

2367sqft



#### PARKING

Ample to front of unit



#### WARMTH

Heating to offices



#### EPC RATING

C



#### BUSINESS RATEABLE VALUE

£11750

## more details

Contemporary light industrial unit with offices situated in the sought after Kenn Business Park development providing easy motorway access - 6 Windmill Road is a well designed light industrial unit inclusive of mezzanine to the workshop and further benefiting from first floor offices and cloakrooms.

Outside the unit is set in an attractive courtyard style setting which is shared by other business users. The property provides ample parking to the front with the driveway leading to the main entrance and workshop.

Kenn Business Park can be found at the southern end of Clevedon with easy access to Junction 20 of the M5 as well as offering a level approach to Clevedon Town Centre.

Units of this size are rarely available and unit 6 is sure to provide early interest.



## it offers

- Contemporary Light Industrial Workshop And Offices
- Well Planned Unit Providing Warehouse With Mezzanine
- Offers Around 1275 sq ft Workshop Space Plus 225 sq ft Mezzanine
- First Floor Offices With Self Contained Reception And Access
- Easy Access To Motorway Network At Junction 20 Of M5

## generalstuff

**VAT** , Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase or rental. We recommend that prospective purchasers or lessees establish the VAT implications before entering into any agreement.

**Services**, We are advised that mains electricity, water and sewerage are connected to the premises. We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

**Terms**, The premises are offered by way of a commercial lease details of which are available upon request.

**Rates**, Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment

**References**, Financial and accountancy references may be sought from any prospective tenant prior to agreement.

**Single tenant application fee £295 and £200 for every applicant on the same tenancy thereafter.**

**Should a guarantor be required an additional application fee of £90**

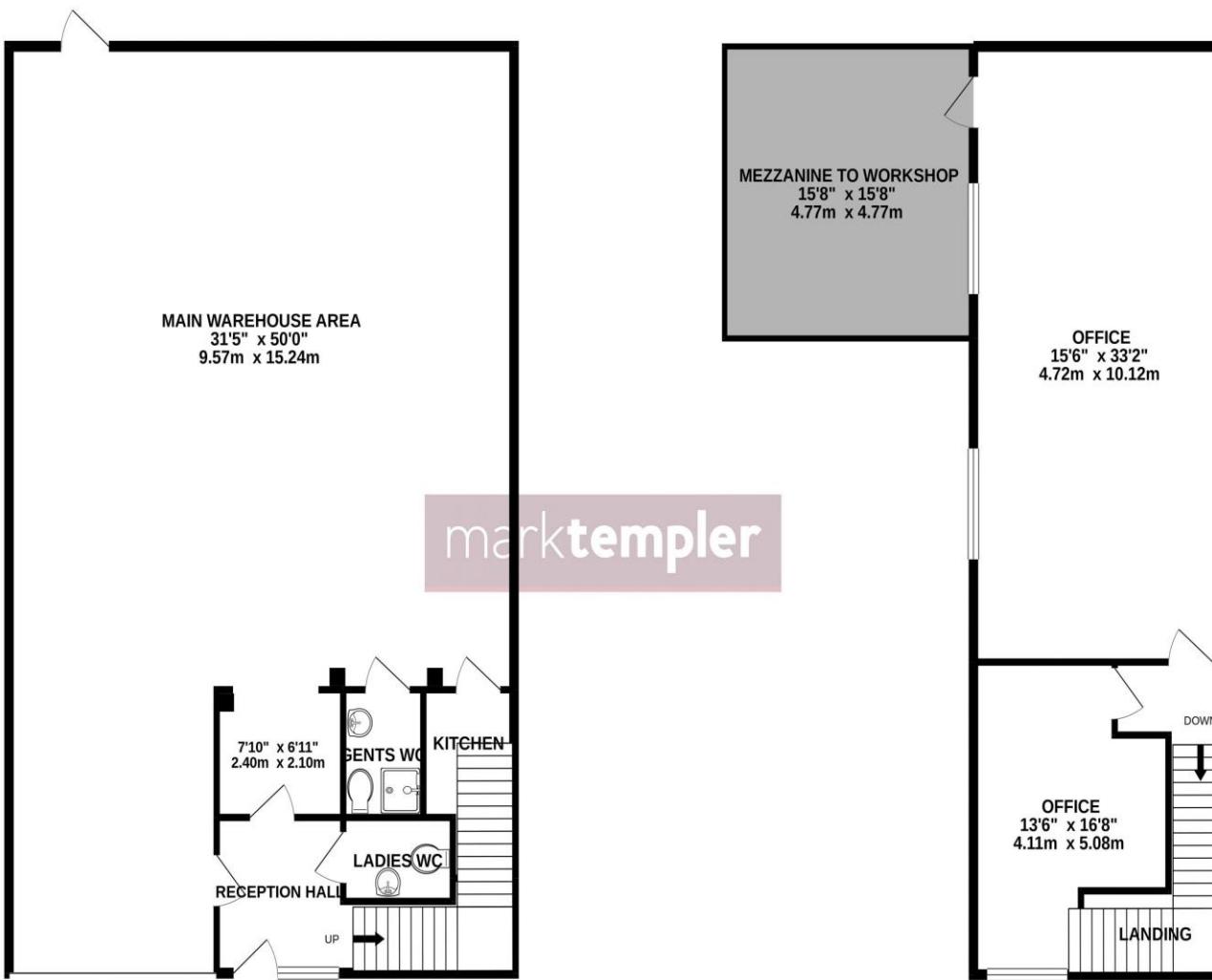
**Rental Deposit**, Prospective occupiers may be required to provide a rental deposit.

**Legal Costs**, All parties are to pay their legal costs.

**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 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Mark Templar commercial sales and lettings Commercial, Land and Development and accordingly we recommend you obtain advice from a specialist source

GROUND FLOOR  
1569 sq.ft. (145.7 sq.m.) approx.

1ST FLOOR  
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 2367 sq.ft. (219.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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