

FOR LEASE

# Units 1 & 2, Hemingway Centre

Brunel Way

**Thornbury**

South Gloucestershire, BS35 3UR



## WAREHOUSE / INDUSTRIAL / TRADE COUNTER

**3,038 – 7,752 sq ft (282.20 – 720.20 sq m)**

- + End and mid terrace warehouse / industrial units.
- + Each incorporating ground floor office / ancillary / WC's.
- + Units available individually or combined.
- + Replacement steel profile sheet roof, with 10% translucent roof panels.
- + 5.27m eaves height, 4.88m minimum clear height.
- + The units are situated on Brunel Way, to the rear of the well-established Thornbury Industrial Estate, the main estate in the town of Thornbury.
- + A38 links Junction 16 with Junction 14 of the M5 motorway and Bristol.



## CONTACT US

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## PROPERTY OVERVIEW

### ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
<b>Unit 1</b>		
Warehouse / Industrial	252.51	2,718
Warehouse / Trade Counter	158.31	1,704
Ground Floor Offices / Ancillary	27.22	293
<b>Total GIA (Unit 1)</b>	<b>438.04</b>	<b>4,715</b>
<b>Unit 2</b>		
Warehouse / Industrial	255.58	2,751
Ground Floor Offices / Ancillary	26.66	287
<b>Total GIA (Unit 2)</b>	<b>282.24</b>	<b>3,038</b>
<b>Total GIA (Units 1&amp;2)</b>	<b>720.28</b>	<b>7,753</b>

### SERVICES

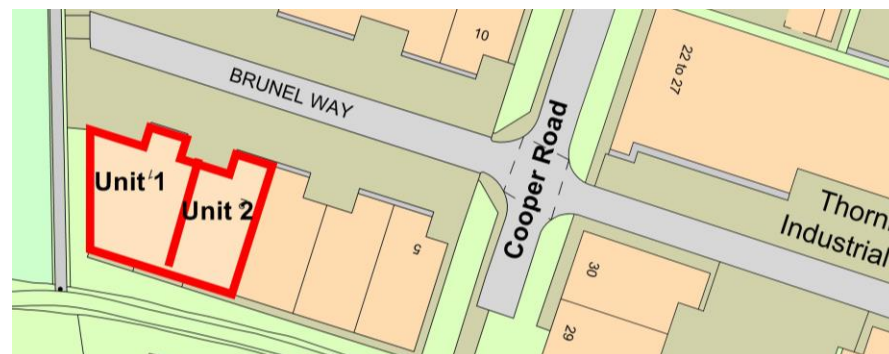
We understand that mains services are provided to the property including water, drainage, and 3 phase electricity.

### DESCRIPTION

- + End and mid terrace warehouse / industrial units.
- + Each incorporating ground floor office / ancillary / WC's within front extension.
- + Concrete frame construction with brick and steel profile sheet cladding.
- + Replacement steel profile sheet roof, with 10% translucent roof panels.
- + 5.27m eaves height, 4.88m minimum clear height.
- + Electric sectional up and over roller shutter loading doors.

### ENERGY PERFORMANCE

Full Energy Performance Certificates (EPC's) are available upon request. The units have been given an EPC ratings of C (75) and D (84).



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## FURTHER INFORMATION

### PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial and Class B2 General Industrial uses, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

### RATEABLE VALUE

The property is listed in the Valuation List 2017 as Workshop and Premises, with a Rateable Value of £34,250.

### ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of the common parts.



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### TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 20<sup>th</sup> June 2028 with Tenant Break Option on 21<sup>st</sup> June 2024. The property is available by way of an assignment or a new Full Repairing and Insuring (FRI) sublease, subject to status.

### RENT

Upon application.

### VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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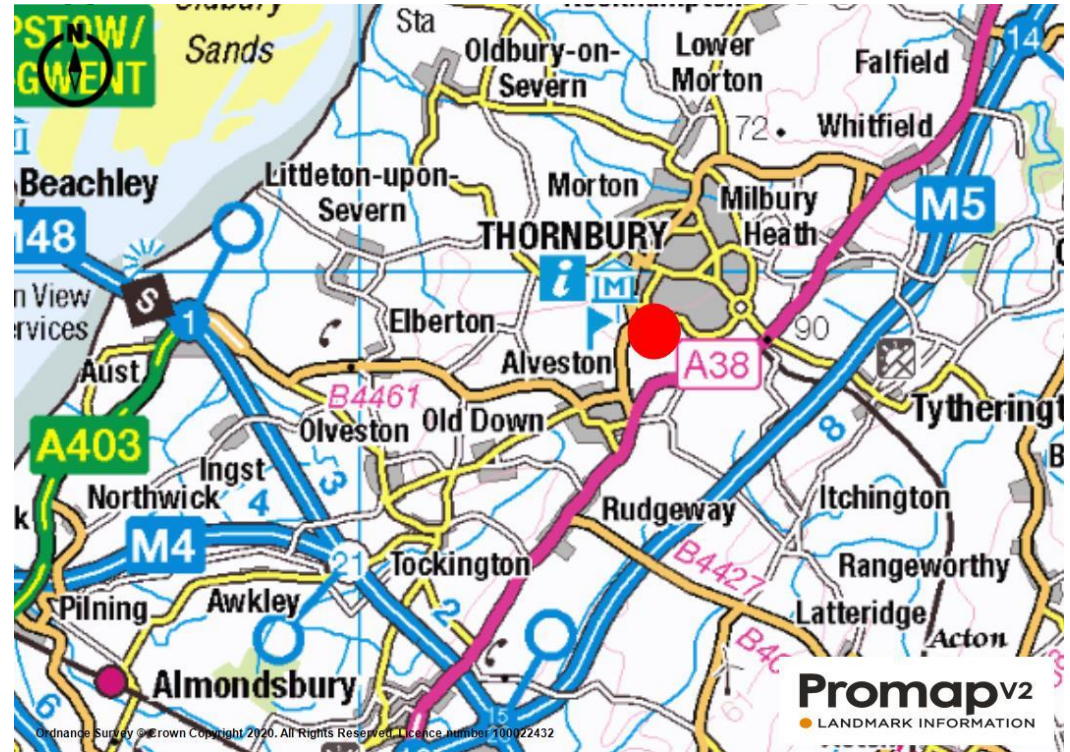
## LOCATION BS35 3UR

### SITUATION

- + The units are situated on Brunel Way, to the rear of the well-established Thornbury Industrial Estate, the main estate in the town of Thornbury.
- + Brunel Way connects to Midland Way via Cooper Road, Midland Way then in turn connects to the A38.
- + The A38 links Junction 16 with Junction 14 of the M5 motorway and Bristol.

### TRAVEL DISTANCES

- + Thornbury town centre - 0.6 miles (1.0 km)
- + Junction 14 of the M5 motorway - 5.2 miles (8.3 km)
- + Junction 16 of the M5 motorway - 5.0 miles (8.1 km)
- + Bristol City Centre - 14.5 miles (22.3 km)
- + Gloucester - 28.3 miles (45.6 km)



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