



26a Broad Street, Kingswood, Bristol, BS15 1HZ

A well-located workshop with office in Kingswood. The unit comes to a total of 1,101 sq ft and comprises a workshop and toilet on the ground floor and an office with kitchenette and store area on the second floor, The unit benefits from an entrance door with a secondary security gate, a roller shutter door, 3 phase electrics and parking for three vehicles. Kingswood is situated 3 miles Northeast of Bristol and 5 miles from Junction 19 of the M4.

- Current planning use E (Office/Workshop).
- FRI lease.
- Rateable value of £5,900, will qualify for small business rate relief
- Ground floor area of 560 sq ft, First floor area of 541 sq ft.
- Services: Mains water, electricity, and drainage.
- To let for £775 pcm exclusive.
- Viewing by appointment; contact Chris Herridge on 07388 936630.

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