

# Unit 12/13, Hemingway Business Centre, Thornbury BS31 2UN



## **Location**

- Located on Hemingway Business Centre in Thornbury.
- Access via Cooper Road, which connects to Midlands Way.
- Within 6 miles of the M4/M5 motorway, and 5 miles of Junction 14 of the M5 motorway.
- 0.5 miles from Thornbury town centre.

## **Description**

- Mid terrace industrial/warehouse unit.
- Available individually or as a whole.
- Office accommodation.
- Internal eaves height of 15 ft 9" (5m).
- Access is provided via two roller shutter door, with separate pedestrian access.
- The unit benefits from car parking to the front of the property.
- WC and kitchenette facilities.

## **Business Rates**

Interested parties are advised to make their own enquiries.

## **Legal Costs**

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

## **Planning**

Interested parties are advised to undertake their own enquiries with the local authority.

## **Rent**

On application.

## **Accommodation**

The property has the following approximate gross internal floor areas:

Warehouse 12,265 sq ft (1,140 sq m)

Offices 1,446 sq ft (97 sq m)

**Total 13,711 sq ft (1,237 sq m)**

## **Service Charge**

Service charge is applicable to maintain the common areas of the estate.

## **Tenure**

The property is available on a leasehold basis for a term to be agreed.

## **Contact us**

Strictly by prior appointment with Colliers International or BNP Paribas Real Estate;

### **Tom Watkins**

0117 917 2028

[tom.watkins@colliers.com](mailto:tom.watkins@colliers.com)

### **Rob Brophy**

0117 948 8450

[robert.brophy@bnpparibas.com](mailto:robert.brophy@bnpparibas.com)

