

# UNIT 26 CLOUD HILL ENTERPRISES TEMPLE CLOUD, BRISTOL



# Unit 26, Cloud Hill Enterprises, Temple Cloud, Bristol, BS39 5BX

First floor office unit at a well located site providing approximately 963sq.ft/90sq.m of accommodation

Bristol 12 miles ▪ Bath 12 miles ▪ Wells 10 miles ▪ Midsomer Norton 3 miles

Rental Guide £4,000pa

## Situation

Cloud Hill Enterprises comprises of a range of secure office and industrial units ideally located off the A37 between Temple Cloud and Hallatrow with straight-forward access to Bristol, Bath and the local market towns and the M4 and M5 motorways.

## Description

Unit 26 is an ideal unit for a new venture or small business and is suitable for office, storage or light industrial use. The unit is located on the first floor and consists of an entrance lobby, store room (which can be fitted with toilets), kitchen and four separate office rooms all with sockets, lighting, heaters and carpeted.

The property benefits from use of the communal parking area at the front of the building. 24 hour access is available to the unit and there are no working restrictions.

## Services

The unit is connected by mains water and electric and is heated with night storage heaters. There is access to the communal toilets within the complex

## Outgoings

The Tenant will be responsible for the payment of buildings insurance, water, electricity, sewerage, refuse collection and business rates (if applicable). Approximate costs of these items can be provided on request.

## Viewings

By appointment with the Landlord's Agent Killens. Please contact Myrica MacIntyre 01749 840770.

## Rental Terms

The unit is available to rent on a conventional internal repairing and insuring lease. The length of term and detailed terms are to be negotiated any interested parties are invited to put a proposal forward. Any agreement will be negotiated subject to the following terms.

- The tenancy will be excluded from the security of tenure provisions under sections 24 – 28 inclusive of the Landlord and Tenant Act 1954
- The tenant will be responsible for any outgoing including business rates, insurance & services
- The tenant will be responsible for internal repairs & maintenance
- The granting of a tenancy is subject to satisfactory references.

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek the professional advice of a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

## Tenure

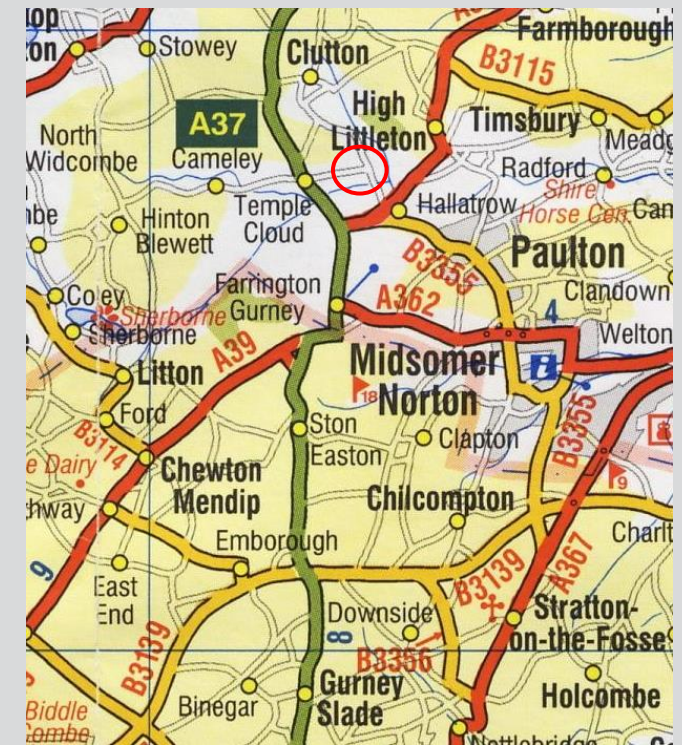
The property is being offered to let and is immediately available.

## Legal Costs

Each party to bear their own legal and surveyor's costs.

## Local Authority

Bath and North East Somerset – 01225 477000



## IMPORTANT NOTICE

V1/10/2015: Killens and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

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