



5 & 7 Marshall Walk

Knowle, Bristol, BS4 1TR

Two Commercial Units

645 to 1,310 sq ft

(59.92 to 121.70 sq m)

- Two self contained lock up units
- Class E consent and suitable for a range of uses
- Available now
- Quoting rent of £8,000 pax, per unit
- Within densely populated residential area
- Adjacent to Post Office, Inns Court Community Centre and Soft Play

Summary

Available Size	645 to 1,310 sq ft
Rent	£8,000 - £16,000 per annum
Rates Payable	£2,869.25 per annum
Rateable Value	£5,750
EPC Rating	Upon Enquiry

Description

The property comprises two self contained commercial units. The units are configured over the ground floor only with open plan accommodation, a kitchen and WCs in each unit.

The accommodation is suitable for a range of uses within Use Class E, subject to landlords consent.

Location

The property is located within Bristol in the suburb of Knowle, a primarily residential area. Hartcliffe Way being positioned less than 0.5 miles providing links to central Bristol and the A37 Wells Road via Hengrove Way.

Neighbouring occupiers include Premier Stores, Post Office and Golden Kebab House. Inns Court Community and Family Centre is situated adjacent to the property.

Accommodation

The accommodation comprises of the following:

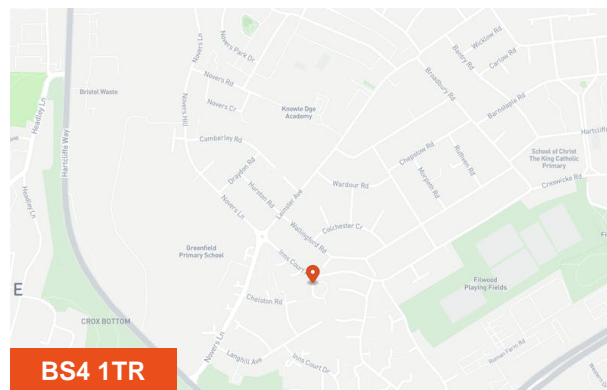
Name	Sq ft	Sq m
Ground - Unit 5	665	61.78
Ground - Unit 7	645	59.92
Total	1,310	121.70

VAT

All prices are quoted exclusive of VAT.

Legal Fees

Each party to bear their own costs.



Viewing & Further Information

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