



# TO LET

**306 Wells Road, Knowle,  
Bristol BS4 2QG**

**A1/A2 unit close to Broadwalk  
Shopping Centre**

**Approx 620 sq ft (57.52 m<sup>2</sup>) Ground floor  
First floor supplemental area 602 sq ft (55.96m<sup>2</sup>)**

**Made up as follows:**

**Ground floor Zone A 325 sq ft (30.13m<sup>2</sup>)  
Ground floor Zone B 195 sq ft (18.12m<sup>2</sup>)  
Kitchen & WC 100 sq ft (9.27m<sup>2</sup>)  
First floor 602 sq ft (55.96m<sup>2</sup>)**

**New lease available on flexible terms**

**£10,500 per annum exclusive**

**Rateable value £13,500**

These summary particulars are in draft form only and are subject to landlord's approval and are issued subject to the full particulars together with conditions attached to them which are available upon request.

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