

SERVING SOUTH & CENTRAL BRISTOL AND BRISTOL AIRPORT





TYPICAL INTERIOR

- EASY ACCESS TO NEW SOUTH BRISTOL LINK ROAD
- HALF A MILE FROM WINTERSTOKE ROAD, BEDMINSTER AND SOUTH BRISTOL RING ROAD
- EASY ACCESS TO THE A370, A4 PORTWAY AND A38 AIRPORT ROAD
- GOOD ACCESS TO THE M5 JUNCTION 18
- AN ESTABLISHED TRADE / DISTRIBUTION / LIGHT INDUSTRIAL LOCATION

OVERVIEW

KEY FEATURES

The property is a mid-terraced unit and benefits from:

- Steel portal frame construction with a minimum eaves of 6m (20ft)
- 10% skylights
- Access via a single loading door
- Designated loading area and car parking spaces
- Office accommodation over two floors with suspended ceilings, recessed lighting, carpeting, WCs and a kitchen area

AMPLE LOCAL AMENITIES

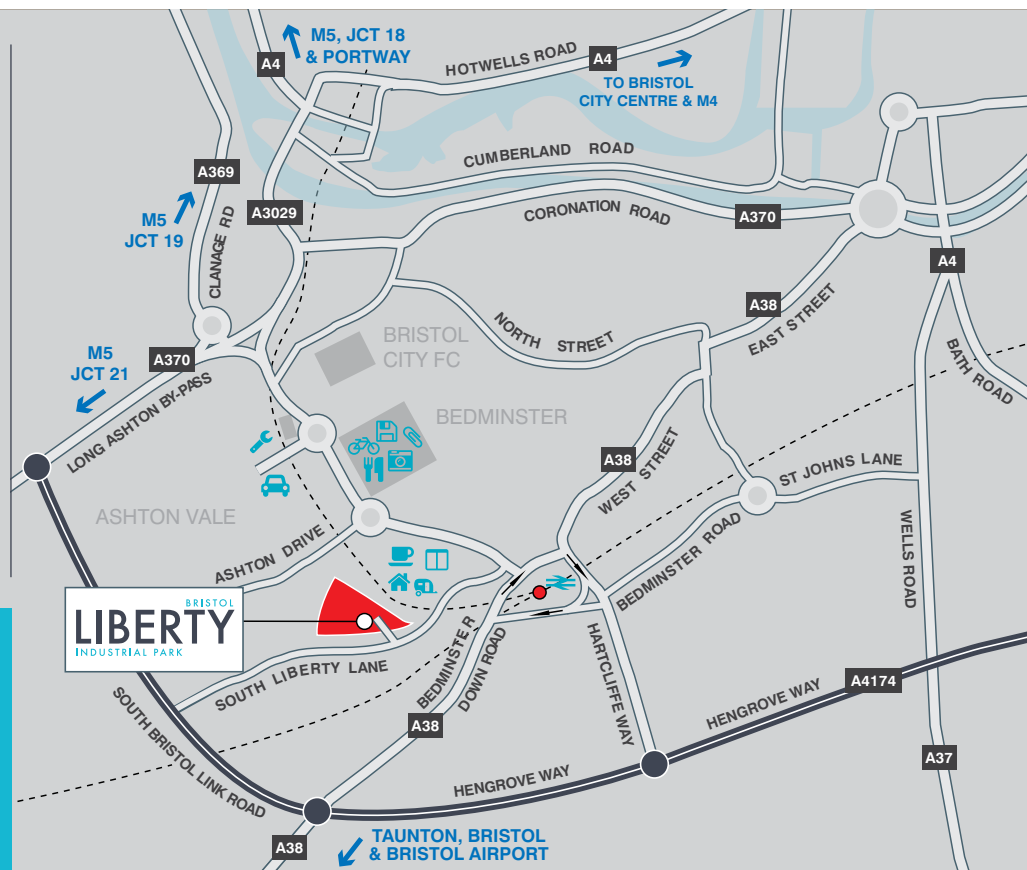
There are many local amenities all within easy reach of the park to benefit you and your staff:

- Parson Street Train Station
- Sainsbury's
- PC World
- Currys
- Halfords
- Staples
- KFC
- Big Yellow Self Storage
- Toolstation
- Jewson
- Manheim Car Auctions
- Bailey Caravans

ACCOMMODATION

The premises provide the following approximate gross internal areas (measured in accordance with the RICS Code of Measuring Practice).

UNIT 12	SQ FT	SQ M
Warehouse	7,356	683.26
Ground floor office	1,428	132.71
First floor office	1,428	132.71
Total	10,212	948.68



TERMS

The unit is available by way of a new fully repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Both parties are responsible for their own legal costs incurred in the transaction.

SERVICES

We understand that the property is connected to mains water, drainage and 3 Phase electricity.

EPC RATING

The Energy performance rating is 113 (E). Full EPC ratings & certificates are available upon request.

RATING

The unit is listed as warehouse and premises, with a rateable value of £42,500 from April 2017. Please contact the agents to confirm rates payable.

VIEWING

Strictly by appointment with the joint sole agents:

Knight Frank
0117 945 8814
KnightFrank.co.uk

JLL
0117 927 6691
jll.co.uk/property

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