

SERVING SOUTH & CENTRAL BRISTOL AND BRISTOL AIRPORT





TYPICAL LIBERTY INDUSTRIAL PARK INTERNAL

OVERVIEW

- 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

KEY FEATURES

- The property is a detached unit and benefits from:
- Secure yard of 0.33 acres (14,506 sq ft)
 - Steel portal frame construction with a minimum eaves of 6m (20ft)
 - 10% skylights
 - Brand new insulated composite roof to be installed
 - Access via two loading doors
 - Office accommodation over two floors with suspended ceilings, recessed lighting, carpeting, WCs and a kitchen area

AMPLE LOCAL AMENITIES

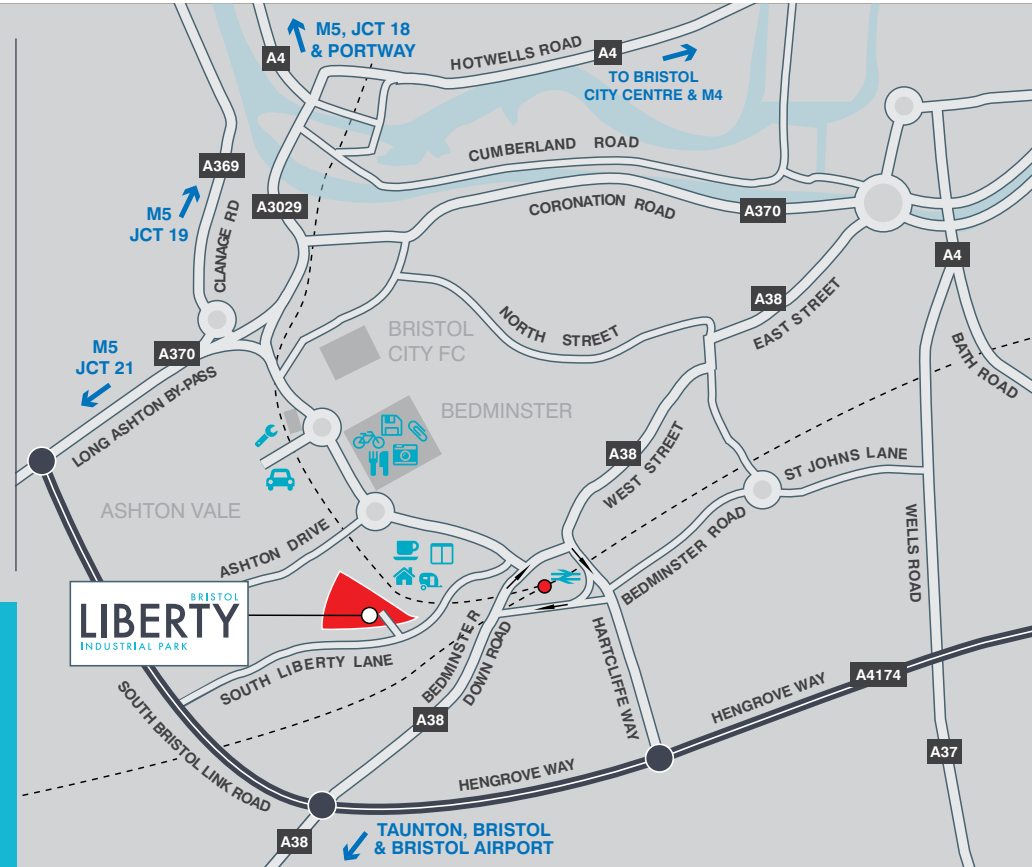
There are many local amenities all within easy reach of the park to benefit you and your staff:

- 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 1	SQ FT	SQ M
Warehouse	24,325	2,259.81
Ground floor office	1,221	113.45
First floor office	1,221	113.45
Total	26,767	2,486.71



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 currently; D (78). It is our intention to reassess this post refurbishment works.

RATING

The unit is listed as warehouse and premises, with a rateable value of £107,000 from April 2017. Please contact the agents to confirm rates payable.

VIEWING

Strictly by appointment with the joint sole agents:

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