

To Let

Barton Manor, Bristol, BS2 0RL

7,575 sq ft (703.74 sq m) GIA

- Warehouse / Production Unit
- Central Location
- Two Operational Cranes
- Off Street Parking



Location

The unit is situated on Barton Manor within the heart of the St Philips industrial area and benefits from excellent transport links with the M32 motorway less than two miles to the north via the A420 and A4320.

Specification

The property comprises of ground floor warehouse/production space with ancillary office accommodation and first floor storage. The bay to the rear benefits from a 7 metre eaves height and an operational 5 tonne crane.

The property is of steel portal frame construction, with concrete floor and breeze block walls. There are 2 roller shutter loading doors and a concertina loading door. We understand the property benefits from mains gas and a large incoming power supply.

The property also benefits from off street car parking to the side and rear elevations.

Terms

The unit is available by way of a new lease for a term of years to be agreed.

Accommodation

Floor / Unit	Sq ft	Sq m
Ground	6,922	643.05
Mezzanine	653	60.66
Total	7,575	703.71

EPC

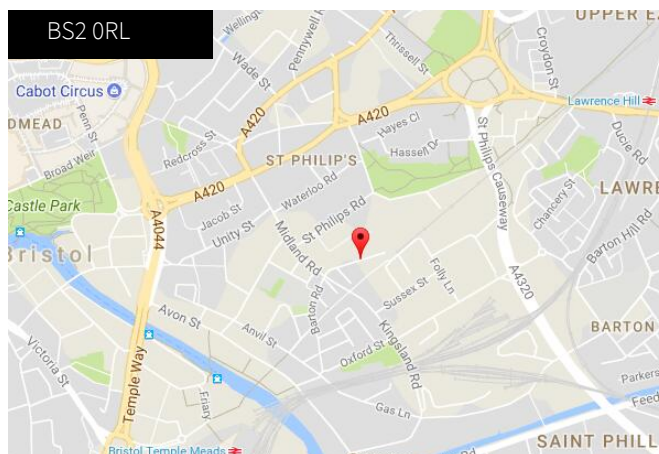
This property has been graded as 125 E.

Rent

Available on Request

Business Rates

Rates Payable (2017/2018): £9,670 per annum
(based upon Rateable Value: £20,750 and UBR: 46.6p)



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