



To Let

Cribbs Causeway Distribution

Distribution Warehouse

162,042 - 384,768 sq ft (15,054 - 35,745 sq m)

J17 M5 | Bristol | BS10 7TL





A Strategic Distribution Centre

with excellent eaves height & two large service yards

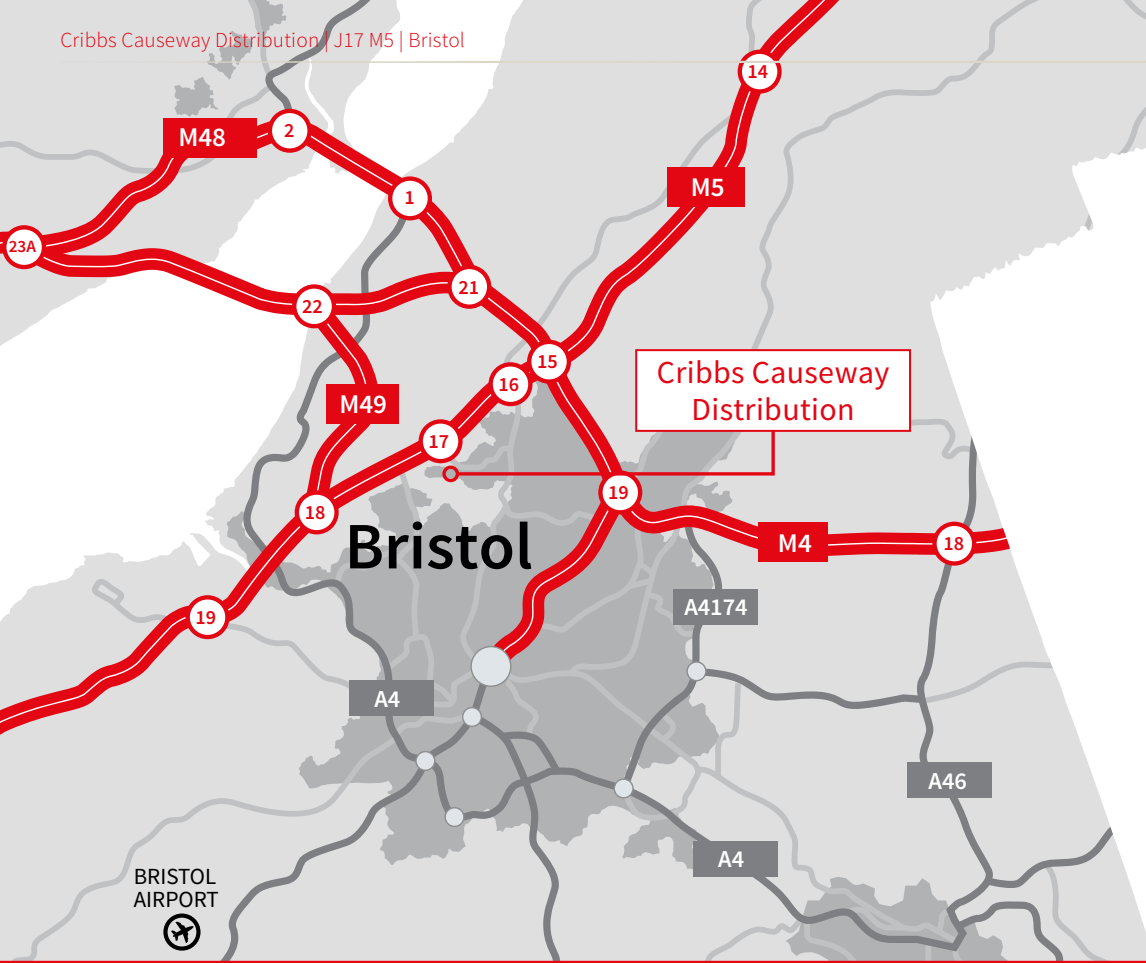
Description

A specialist distribution unit constructed of a steel portal frame with a steel truss roof and clad with profile metal sheeting. The unit further benefits from the following specification.

Specification

- 360 degree circulation
- 54 dock level loading doors
- 5 surface level loading doors
- Block B is wide aisle racked
- Block B has a 10.5m clear internal eaves height (8.2m within Block A)
- 2 secure yard areas
- Self contained site
- Potential for up to 71 on site trailer parking spaces
- 261 on site car parking spaces
- Security gate house
- VMU on site
- Dedicated access from Lysander Road



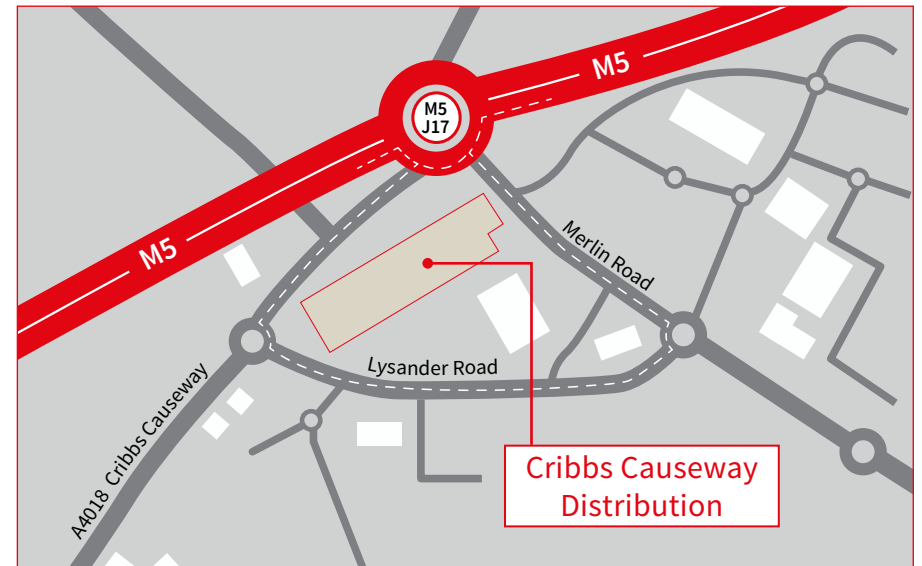


Location

The property occupies a strategic location immediately adjacent to junction 17 of the M5, about 7 miles north of Bristol City Centre. The M4/M5 interchange is within a few minutes drive and provides excellent motorway communication to London, the Midlands, South Wales and South West of England.

Freight facilities are available close by, with Avonmouth and Royal Portbury Docks only a few minutes to the south.

Bristol Parkway station is a short distance from the premises and Bristol airport is easily accessible to the South West.



Drive Distances

J17 M5	0.25 Miles	Cardiff	38 Miles
M4/M5 Interchange	4 Miles	Swindon	40 Miles
Bristol Parkway	6 Miles	Exeter	77 Miles
Bristol Centre	7 Miles	Birmingham	81 Miles
Bristol Airport	17 Miles	London	120 Miles
Gloucester	29 Miles		

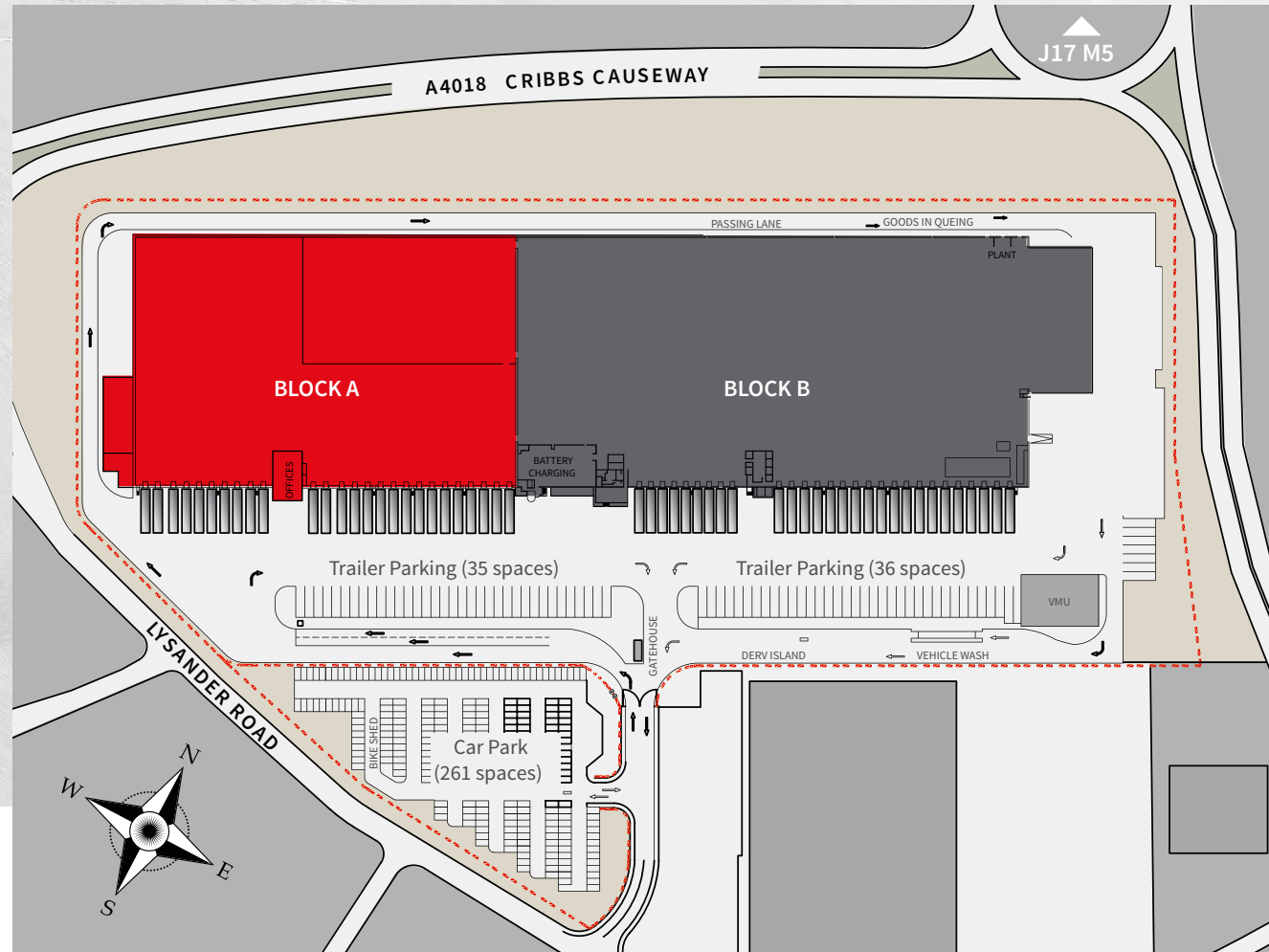


Delivering a range of property solutions

to cater for your business requirements

	Sq ft	Sq m
Block A Warehouse	162,042	15,054
with office & ancillary accommodation		
Block B Warehouse	222,726	20,691
with office & ancillary accommodation		
Total	384,768	35,745

The property is available as a single building or can be sub-divided into Blocks A and B.



Regional Industrial/Distribution Facility

Located adjacent to junction 17 M5

Click to show location on aerial



Terms

Available by way of an assignment of existing FRI lease expiring 26/08/2020. Alternatively the premises are available by the way of a new sublease on terms to be agreed.

The property is also available in part, on the basis of a new sublease.

Energy Performance Certificates

The certificate shown is for the main Distribution Centre building. EPC's are also available for the Security Gate House and Vehicle Maintenance Unit. The Distribution Centre has an energy performance rating of C56. EPC's are also available for the Security Gate House and Vehicle Maintenance Unit.

Contacts

For further information please contact;

Giles Weir

+44 (0)117 930 5782

+44 (0)7973 400806

giles.weir@eu.jll.com

Henry De Teissier

+44 (0)117 930 5603

+44 (0)7860 821345

henry.deteissier@eu.jll.com



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