

Unit C1 St Vincents

St Philips, Bristol BS2 0UY

Flexible unit space
9,906ft² (920.29m²)

LAST TRADE UNIT TO LET

Refurbished warehouse/
trade counter unit with
offices fronting Feeder Road

- Integral office accommodation
- 6m eaves height
- 1.5 miles from Bristol City Centre
- Good parking provision



Current
occupiers
include:



BENCHMARK
Kitchens and Joinery



WOLSELEY



On the instructions of:

LCP

020 7233 5255
www.lcpproperties.co.uk

St Vincents

Trading Estate, St Philips, Bristol BS2 0UY

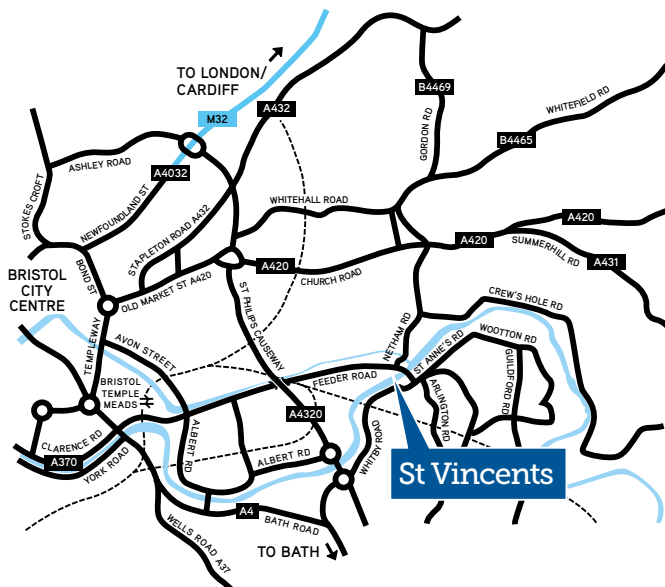
Property

The property is a central terrace steel portal frame warehouse with a traditional brickwork and steel profile cladding elevation under an insulated double pitched roof. The unit also has a single roller shutter door to the north elevation.

Unit C1 benefits from integral office accommodation on the Ground and First Floors within the front elevation of the property facing Feeder Road. There is a loading area to the south of the unit plus forecourt parking surrounding. The unit has the benefit of a 6m (19'8") eaves height and approximately 10% natural roof lights.

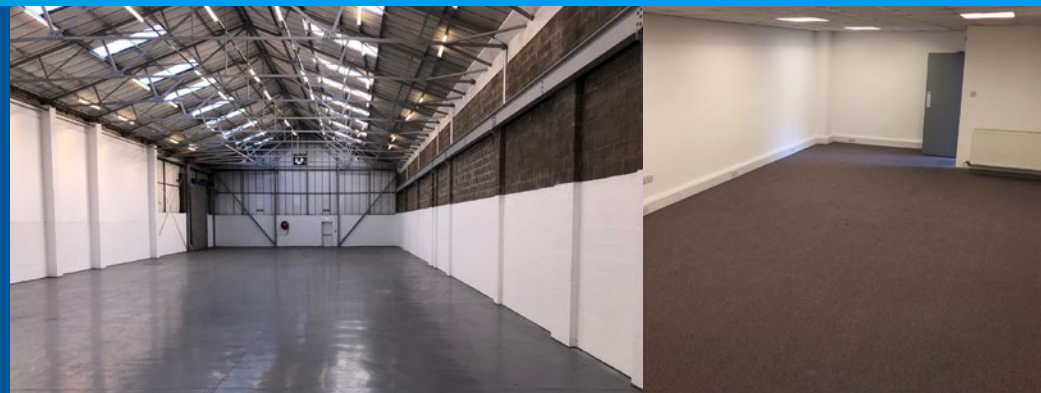
Location

The unit is situated within St Vincents Trading Estate, enjoying a highly prominent position fronting Feeder Road, adjacent to Netham Lock. Bristol City Centre is approximately 1.5 miles west and access to the M32 can be gained via St Philips Causeway approximately 4 miles away. In addition Temple Meads train station is located within close proximity, to the west of the property.



UNIT C1

Warehouse	7,714ft ² (716.62m ²)
Ground floor offices	1,095ft ² (101.72m ²)
First floor offices	1,097ft ² (101.95m ²)
Total GIA (approx)	9,906ft² (920.29m²)



Services

The property has the benefit of mains water, mains drainage, gas and three phase electricity.

Planning

We understand the unit has the benefit of B8 Storage and Distribution planning consent and maybe suitable for B1 (C) Light Industrial use subject to achieving the necessary planning consents. Interested parties should make their own enquiries to Bristol City Council (0117 922 2000).

EPC

EPC - C54

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Rent & Business Rates

Upon application.

For further information please contact joint agents:



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