UNIT 1000A TO LET

PROMINENT FRONT OF ESTATE UNIT IN AN EXCELLENT TRADING LOCATION

QUADRANT TRADING ESTATE

ASH RIDGE ROAD | BRISTOL | BS32 4QA

7,212 SQ FT (670 SQ M) – IDEAL FOR TRADE COUNTER

EASY ACCESS TO THE M4/M5 INTERCHANGE AND BRISTOL CITY CENTRE

QUADRANT TRADING ESTATE

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LOCATION

- The estate is located off Woodlands Lane in Almondsbury, adjacent to Aztec West Business Park.
- Well established industrial and distribution location.
- Immediate access onto the M4/M5.
- The unit is positioned at the front of the estate with prominence over Woodlands Lane.

DESTINATION	TIME BY CAR
Junction 16 (M5)	2 mins
M4/M5 Interchange	4 mins
Bristol Parkway Station	9 mins
Avonmouth Docks	13 mins
Bristol City Centre	18 mins
Royal Portbury Docks	19 mins
Bristol Airport	30 mins

DESCRIPTION

- The property comprises a steel portal frame and an insulated steel profile roof.
- Single surface level loading door measuring 4m (13 ft) wide x 5.26m (17ft 3") high.
- Office accommodation including WC's and kitchenette facilities.
- Internal eaves height of 7.1m (23ft 3").
- Forecourt loading area and 18 allocated car parking spaces.

ACCOMMODATION	sq ft	sq m
Warehouse	6,812	633
Offices	400	37
TOTAL GIA	**7,212**	**670**

All areas measured on an approximate gross internal basis (GIA)

Typical Refurbishment

TENURE
The unit is available on full repairing and insuring lease terms.

ENERGY PERFORMANCE CERTIFICATE
EPC to be reassessed following refurbishment.

PLANNING
The property has consent for B1, B2 & B8 Use Classes with unrestricted 24 hours use.

BUSINESS RATES
The premises are described as "warehouse and premises" with a RV of £39,500.

RENT
Available upon request through the joint agents. VAT applicable.

LEGAL COSTS
All parties are responsible for their own legal costs.

ANTI-MONEY LAUNDERING
All interested parties will be required to comply with Anti-Money Laundering regulations.

SERVICE CHARGE
There is an estate service charge for the up keep and maintenance of communal areas.

VIEWING
For further information please contact the joint agents:

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