



Unit 4-5 Whitby Road, Bristol, BS4 3QF

TO LET

Area: 23,467 sq ft (2,180 sq m) | Rent PA: £120,000

LOCATION

Bristol city centre within 2 miles. Junction 3 of the M32 motorway within 2 miles. A4 and A420 within 1.3 miles. Situated within the St Philips industrial area - the principal employment location within central Bristol.

KEY FEATURES

- Flexible lease term
- City centre location
- Close to A4320 connecting to M32
- First floor offices
- Racking available
- 5.9m eaves
- Dock loading
- New terms from the landlord



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DESCRIPTION

Double (4+5) bay units with raised floor slabs providing internal dock level loading. Office/amenities to the ground and first floors. Front loading, personnel access and parking facilities. Fluorescent lighting, 3 phase power, mains gas and water. Racking Available.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	21,012	1,952
FF Office	2,455	228
TOTAL	23,467 SQ FT	2,180 SQ M

TENURE:

Sublease or assignment of term expiring July 2024. New terms from the landlord may be available.

PLANNING:

B8 storage and distribution but E and B2 may be suitable subject to planning.

RENT PA:	£120,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	To be reassessed
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT