



## Former TGS Premises 42-46 Lodge Causeway, Fishponds, BS16 3JB

### FOR SALE

Area: 32,124 sq ft (2,984 sq m) | Price: £2,900,000

### LOCATION

The subject property benefits from extensive frontage to Lodge Causeway with an additional access to the rear via Balaclava Road. This substantial warehouse/industrial facility is within the Fishponds district of Bristol, approx. 3 miles north of the City Centre. The property is in close proximity to Junction 2 of M32, which gives direct access to Bristol City Centre to the south and the M4 and National Motorway network to the north.

### KEY FEATURES

- Rare Freehold opportunity
- Unique facility
- Eaves heights from 2.7-7.2m
- Ample Car Parking
- Frontage to Lodge Causeway
- 5,000Kg crane
- Secure site
- Dual access

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### DESCRIPTION

The subject property comprises a range of industrial/warehouse buildings, which occupy a high profile location fronting Lodge Causeway. The facility has a large forecourt to the front and secure yard to side and substantial yard to the rear, which is accessed via Balaclava Road.

There are a range of offices and amenity areas and also numerous interlinked warehouses of differing ages and specification with heights ranging from 2.7 - 7.6m. There are two cranes within two of the buildings and numerous roller shutter doors, air lines, CCTV and heating throughout. The detached building to the front benefits from a new roof and there is ample car parking around the whole site, which extends to 1.9 acres.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
GF Office	3,762	350
FF Office	2,267	211
Warehouses	26,095	2,424
<b>TOTAL</b>	<b>32,124 SQ FT</b>	<b>2,984 SQ M</b>

### TENURE:

For Sale Freehold with vacant possession

### PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

**PRICE:** £2,900,000

**VAT:**

All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** Not applicable

**RATEABLE VALUE:**

The Rateable Value is £80,000. Please contact the agents for rates payable.

**LEGAL COSTS:** Each party 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