



## Unit 6A Bristol Distribution Park Hawkley Drive, Almondsbury, BS34 0BF

### TO LET

**Area:** 45,768.00 sq ft (4,251.98 sq m) | **Rent PA:** £331,818.00

### LOCATION

Bristol Distribution Park lies approx. 7 miles north east of Bristol City Centre, located off Woodlands Road, Almondsbury, in close proximity to Aztec West Business Park and this location is still perceived as the prime location within Greater Bristol area.

The subject Business Park lies less than 1 mile of Junction 16 of M5 Motorway and M4/M5 Intersection, so an unrivalled location in terms of links to the national motorway network.

### KEY FEATURES

- Prime and Established Location
- Adjacent M4/M5 Interchange
- Modern facility to be refurbished
- 10.90m Eaves
- B1, B2 & B8 Use Class
- 2 docks / 2 level loading
- Large secure yard
- 75 marked car spaces



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### DESCRIPTION

The property was constructed in early 1990's and is of steel portal frame providing an eaves height of 10.90m beneath a pitched lined steel roof. The access to the open plan warehouse is via 2 docks and 2 level doors. The warehouse provides gas fired hot air blower heating and halogen/fluorescent strip lighting. The solid concrete floor has been painted. The ground floor provides a reception area with an 8 person lift, WCs and a staff canteen. The accommodation beneath the first floor offices will be reinstated to an under-croft. The first floor offices are open plan and provide suspended ceiling grids with recessed lighting, painted plaster walls and wall mounted "wet" radiator system. The accommodation is carpeted throughout. There are WCs and a kitchenette. Externally there is a large yard area offering 75 marked parking spaces (2 disabled and 2 electric charging spaces).

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	40,035.00	3,719.37
GF Office	1,814.00	168.53
FF Office	3,919.00	364.09
<b>TOTAL</b>	<b>45,768.00 SQ FT</b>	<b>4,251.98 SQ M</b>

### TENURE:

Available on a new lease for a term of years to be agreed direct from the landlord

### PLANNING:

We understand the unit benefits from Use Classes B1, B2 & B8

<b>RENT PA:</b>	£331,818.00	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	"Factory and Premises" £220,000
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

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

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### SUBJECT TO CONTRACT