

SWINDON >

M4

BIRMINGHAM

M4/M5
INTERCHANGE

CARDIFF

M5

UNIT
TWO

BRISTOL
CITY CENTRE

A38

J16

EXETER >

- Prime north Bristol distribution location
- Excellent M4/M5 motorway access

ORPEN
PARK J16
M5

ASH RIDGE RD BRISTOL BS32 4QD

TO
LET

UNIT 2
MODERN
MID TERRACE

7,963
SQ FT
739.77 SQ M

RECENTLY
REFURBISHED

UNIT TWO



	SQ M	SQ FT
Warehouse	608.45	6,549
Ground Floor Amenities	32.03	345
First Floor Offices	99.29	1,069
TOTAL GIA	739.77	7,963

November 2017

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition).

November 2017

J16
ADJACENT TO M5

0.5
MILES TO M4/M5 INTERCHANGE

1ST
CLASS LOGISTICS INDUSTRIAL LOCATION

£7.95
PER SQ FT QUOTING RENT

- Modern mid terrace warehouse / industrial unit
- Fully refurbished
- Integral first floor offices and ground floor amenities
- Ground floor undercroft with windows for offices or trade counter use
- Clear span steel portal frame construction, with concrete floor
- Profile metal sheet cladding and 10% roof skylights
- 7.07m eaves rising to 8.55m at the apex
- Electric up and over loading door
- Car parking for 16 spaces

PLANNING

We understand the property benefits from B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) of the Use Class Order. For further information please contact the local planning authority or the marketing agents.

BUSINESS RATES

The property is listed as Warehouse and Premises with a rateable value of £47,000. For rates payable please contact the marketing agents.

TENURE

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

SERVICE CHARGE

A service charge is payable for the maintenance of the communal areas.

EPC RATING

D (92).

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party is to bear their own costs incurred in any transaction.

VIEWINGS & FURTHER ENQUIRIES

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Aerial photography taken 2015