



## Unit 800-900 Quadrant Industrial Estate Ash Ridge Road, Bristol, BS34 4QA

### TO LET

Area: 19,205 sq ft (1,784 sq m) | Rent PA: £230,460

### LOCATION

Quadrant Business Park is accessed off Woodlands Road, Almondsbury, which lies approximately 6 miles north of Bristol City Centre and within ½ mile of Junction 16 of M5. The subject property is within a mile of the M4/M5 intersection. Almondsbury is an established office/industrial location with neighbouring developments including Bristol Distribution Park, Eagles Wood Business Park and Aztec West.

### KEY FEATURES

- To be refurbished
- Available Q4 2023
- Excellent transport links
- 7.25m eaves
- 27 allocated parking spaces
- Two electric surface level loading doors
- New lease from the landlord
- Established location



## Unit 800-900 Quadrant Industrial Estate Ash Ridge Road, Bristol, BS34 4QA

### DESCRIPTION

The detached property is of steel portal frame construction with internal block elevations to a height of 2m, with profile steel cladding above to an internal eaves height of 7.25m. There are two full height electric roller shutter doors with a decent yard/loading area and car parking for 27 cars to the front. There is a two-storey office block to the front of the building with WC's on both levels. The warehouse will be available from Q4 2023.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	17,375	1,614
GF Office	915	85
FF Office	915	85
<b>TOTAL</b>	<b>19,205 SQ FT</b>	<b>1,784 SQ M</b>

### TENURE:

New lease terms direct from the landlord

### PLANNING:

We understand the premises are suitable for Use Class E (old B1c), B2 and B8.

**RENT PA:** £230,460

**VAT:**

All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** POA.

**RATEABLE VALUE:**

The current business rates are 142,000. Please contact the agents for rates payable.

**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:

**Rob Russell**  
Russell Property Consultants  
01179 732 007  
07540 994 123  
rob@russellpc.co.uk

**Chris Miles**  
Russell Property Consultants  
01179 732 007  
07970 886 740  
chris@russellpc.co.uk

**Alex Van Den Bogerd**  
Colliers International  
01179172033  
alex.vandenbogerd@colliers.com

### SUBJECT TO CONTRACT