



Safe Transport Depot Philip Street, Bristol, BS2 0TA

FOR SALE

Area: 7,689.00 sq ft (714.33 sq m) | **Price:** £750,000.00

LOCATION

The property fronts on to Philip Street whilst having a secondary access onto Lewis Street in St Philips, central Bristol which is an established industrial/commercial location. The property is in close proximity to Albert Road which connects to the A4320 St Philips Causeways leading to J3 M32 and ultimately J19 M4.

KEY FEATURES

- Rare Freehold Opportunity
- Detached Property
- Refurbished with a New Roof in 2015
- Secure Yard with Dual Access
- Central Bristol Location
- Established Commercial Location
- Due To Relocation
- Available from Q2 2019

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DESCRIPTION

The detached property is of steel portal frame construction providing a two bay warehouse and two storey offices. The property provides an electrically operated loading door with an eaves height of 4.10m and a clear height of 6.00m. Externally there are 5 marked car parking bays to the front and a secure yard enveloping the side and rear elevation with dual access from Philip Street and Lewis Street.

The property was comprehensively refurbished in 2015 throughout the offices, also a new roof, guttering and cladding. Internally the warehouse elevations and floor have been painted. Externally the yard was resurfaced and electrically operated gates.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	5,131.00	476.69
GF Undercroft/Welfare	1,310.00	121.70
FF Office	1,248.00	115.94
TOTAL	7,689.00 SQ FT	714.33 SQ M

TENURE:

PLANNING:

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

PRICE: £750,000.00

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: N/A

RATEABLE VALUE:

Warehouse & Premises Rateable Value £25,500

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