

1 CITY BUSINESS PARK

EASTON ROAD
BRISTOL BS5 0SP

TO BE FULLY REFURBISHED
MODERN DETACHED
WAREHOUSE UNIT

UNIT 1 TO LET 6,553 SQ FT (608.8 SQ M)



1



UNIT TO BE FULLY REFURBISHED



Modern
Detached
Warehouse



Prominent
Corner
Frontage



Excellent
Access to
J3 M32



Potential
for Secure
Yard

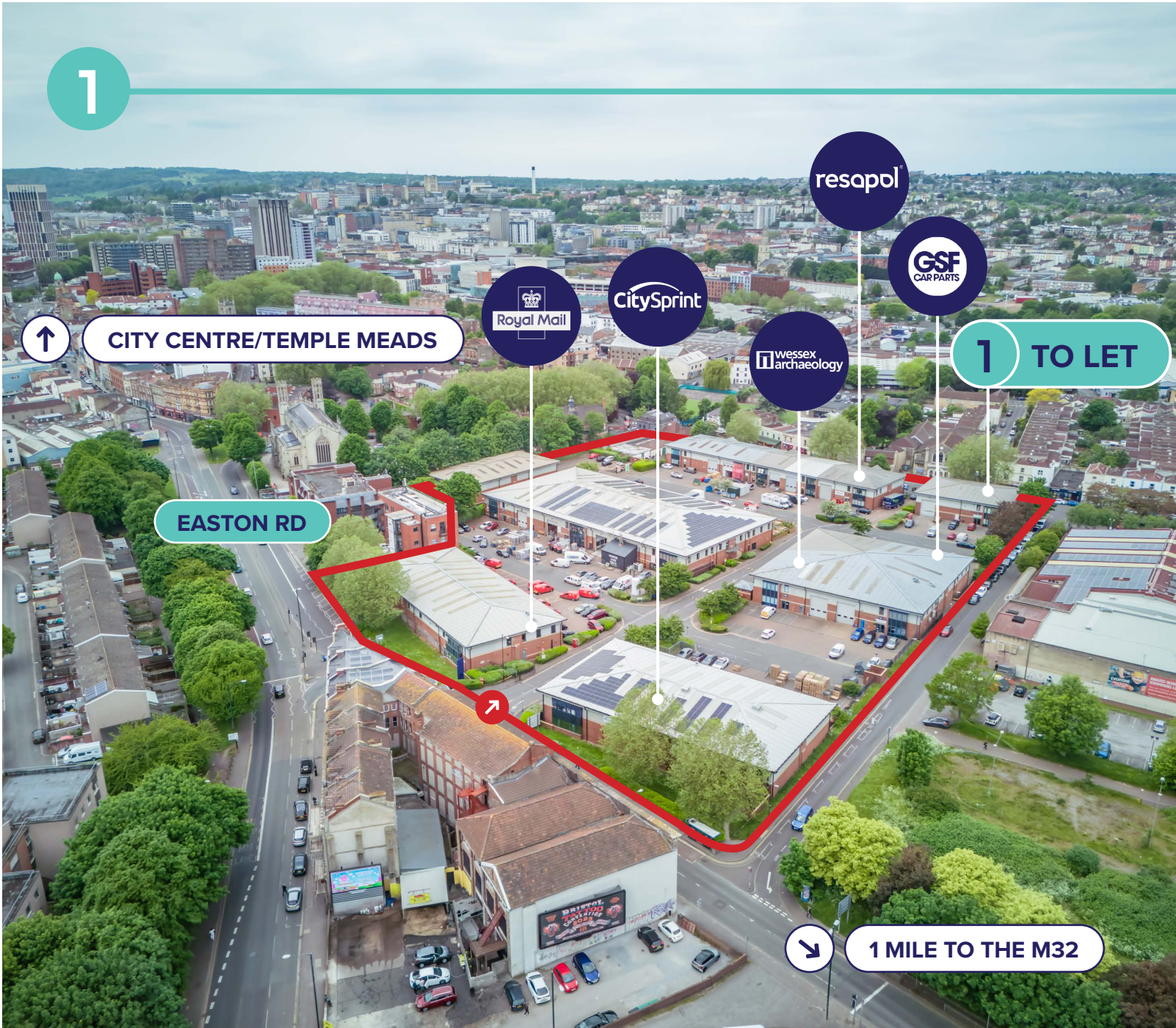


Rapid
City Centre
Access



On-Site
CCTV

1



CITY BUSINESS PARK

City Business Park is situated in central Bristol, accessed directly from the A420, adjacent to the Lawrence Hill roundabout.

The A4320 provides swift access to junction 3 of the M32 and the A4, Bath road.

The park is within 1 mile of Bristol city centre and serviced by excellent public transport links.

CITY BUSINESS PARK OCCUPIERS:

2

Resapol

6

Stanford Marsh Ltd

7

GSF Car Parts

9

Wessex Archaeology

13

Royal Mail

18

City Sprint

CENTRAL BRISTOL LOCATION

Sat Nav: BS5 0SP



Aerial June 2020

1



DETACHED MODERN WAREHOUSE

Unit 1 is a detached modern warehouse unit with prominent corner frontage with potential for secure yard.

UNIT 1 SPECIFICATION

-  Steel portal frame construction
-  Minimum eaves height of 6.9 metres
-  Metal sheet roof incorporating 10% roof lights
-  Warehouse access via electric roller shutter door: 4.03m (w) x 4.80m (h)
-  Two storey ancillary accommodation providing offices, WCs & a kitchenette
-  Dedicated car parking – 16 spaces
-  On-site CCTV

ACCOMMODATION	SQ FT	SQ M
Warehouse	4,203	390.5
GF Offices and ancillary	607	56.4
FF Offices and ancillary	1,743	161.9
TOTAL	6,553	608.8

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TENURE

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

PLANNING

We understand that the unit benefits from E(g)(iii) (Industrial Processes) and B8 (Storage and Distribution) subject to the gaining of any necessary planning consent.

SERVICE CHARGE

Occupiers will be required to contribute a service charge for the upkeep of the common areas. Contact the agents for further information.

EPC

The property has an EPC rating of 79 (Band D). EPC will change to B once refurbished.

VAT

All figures are exclusive of VAT if applicable.

RENT

Upon Application.

BUSINESS RATES

The property has a Rateable Value of £50,500

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank / RPC will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

LEGAL COSTS

Each party is to be responsible for their own legal coats.

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VIEWING & FURTHER INFORMATION

Viewing is strictly by prior appointment through the joint agents.



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