

**5** — CITY  
BUSINESS  
PARK

EASTON ROAD  
BRISTOL BS5 0SP

MID TERRACED MODERN  
TRADE COUNTER / WAREHOUSE UNIT  
TO BE FULLY REFURBISHED

**UNIT 5** TO LET 2,753 SQ FT (255.8 SQ M)





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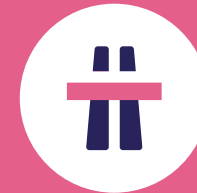
# UNIT TO BE FULLY REFURBISHED



**Modern  
Mid Terrace  
Unit**



**Ideal For  
Trade Counter  
Use**



**Excellent  
Access to  
J3 M32**



**Potential  
for Secure  
Yard**



**Rapid  
City Centre  
Access**



**On-Site  
CCTV**



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5 TO LET



CITY CENTRE/TEMPLE MEADS

Denmans

resapol

GSF  
CAR PARTS

Royal Mail

Wessex  
archaeology

EASTON RD

CitySprint



1 MILE TO THE M32

# 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

7

GSF Car Parts

9

Wessex Archaeology

13

Royal Mail

17

Denmans Electrical Supplies

18

City Sprint



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# CENTRAL BRISTOL LOCATION

Sat Nav: BS5 0SP

JUNCTION 3

M32

TO M4/M5

A4320

1 MILE TO THE M32

M32

A420

**5** CITY BUSINESS PARK  
EASTON ROAD  
BRISTOL BS5 0SP

ST PHILLIPS CAUSEWAY

TO CITY CENTRE

TO BATH

CABOT CIRCUS

EASTON RD

A420

CITY CENTRE/TEMPLE MEADS

Aerial June 2020



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# MID TERRACE MODERN UNIT

Unit 5 is a modern trade counter / warehouse unit benefiting from a mid terrace location.

## UNIT 5 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 and WCs
-  Dedicated car parking – 6 spaces
-  On-site CCTV

ACCOMMODATION	SQ FT	SQ M
Warehouse	1,935	179.8
Ground floor office	419	38.9
First floor office	399	37.1
<b>TOTAL</b>	<b>2,753</b>	<b>255.8</b>

# 5 CITY BUSINESS PARK

EASTON ROAD  
BRISTOL BS5 0SP

## 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).

## 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

EPC is to be assessed, with the refurbishment targeting an A rating.

## VAT

All figures are exclusive of VAT if applicable.

## RENT

Upon Application.

## BUSINESS RATES

The property has a Rateable Value of £23,000.

## 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 costs.

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# VIEWING & FURTHER INFORMATION

Viewing is strictly by prior appointment through the joint agents.



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