



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

**UNIT SIX**

**ORPEN PARK** J16 M5

ASH RIDGE RD BRISTOL BS32 4QD

**TO LET**

**UNIT 6**  
MODERN DETACHED WAREHOUSE

**13,556**  
SQ FT  
1,255.39 SQ M

**SECURE YARD**

# UNIT SIX



	SQM	SQ FT
Warehouse	818.27	8,860
Ground Floor Amenities	218.56	2,353
First Floor Offices	218.56	2,353
<b>TOTAL GIA</b>	<b>1,255.39</b>	<b>13,556</b>

Typical Interior  
November 2017

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



August 2018

**J16**

ADJACENT TO M5

**0.5**

MILES TO M4/M5  
INTERCHANGE

**1ST**

CLASS LOGISTICS  
INDUSTRIAL  
LOCATION

**£8.25**

PER SQ FT  
QUOTING RENT

- Modern detached warehouse / industrial unit
- Secure yard
- To be refurbished
- Integral first floor offices and ground floor amenities

- Clear span steel portal frame construction, with concrete floor
- Profile metal sheet cladding and 10% roof skylights
- 7.07m eaves
- 2 Electric up and over loading door
- Car parking for 16 spaces

## PLANNING

We understand the property benefits from B1 (light 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 £75,500. 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 (79).

## 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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**K** Designed and produced by kubiakcreative.com 183233 9-18

Aerial photography taken 2015