



Unit 1 Stanhope St, St Philip's, Bristol, BS2 0UX

TO LET

Area: 1,390 sq ft (129 sq m) | Rent PA: £16,680

LOCATION

This lock-up warehouse is located in the heart of Bristol City Centre on Stanhope St, just off Chapel St and Albert Road. The property is in close proximity to Bristol Temple Meads Station and the new Temple Quarter Enterprise Campus, within the established industrial location of St Philip's. Communication to all areas of Bristol is excellent

KEY FEATURES

- City Centre location
- Location in heart of St Philip's
- Secure warehouse facility
- No business rates payable if qualify
- Close proximity to Temple Meads Station
- Adjacent new Temple Quarter Campus
- Two level loading doors
- Available end-June 2021

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DESCRIPTION

The property comprises a mid-terraced secure warehouse building with a single pitched steel profile roof with excellent natural light. Access is via a single pedestrian door to the side with a car parking space and 2 level loading roller shutter doors to the front. Internally, there is a single wc, 3-phase electrics, halogen lighting throughout and the unit also benefits from a small enclosed courtyard to the rear.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	1,390	129
TOTAL	1,390 SQ FT	129 SQ M

TENURE:

The property is available on a new Full Repairing and Insuring Lease only.

PLANNING:

We suggest interested parties make their own enquiries with the Local Planning Authority.

RENT PA:	£16,680	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	The Rateable Value is £6,900. Please contact agents for rates payable. If qualify for Small Business Rates Relief, then no 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

SUBJECT TO CONTRACT