



## Unit 10 Eagles Wood Woodlands Lane, Bradley Stoke, BS32 4EU

### TO LET

Area: 4,107 sq ft (382 sq m) | Rent PA: £45,177

### LOCATION

Unit 10 is located on Eagles Wood which is a late 1980's industrial estate in Bradley Stoke approx. 5 miles north of Bristol City Centre. The estate has strong infrastructure links situated on Woodlands Lane which connects to Bradley Stoke Way and the A38 Gloucester Road, approx. 0.5 miles east of J16 M5.

### KEY FEATURES

- To be refurbished
- Two storey offices
- Modern end-terrace
- 6.96m eaves
- New FRI lease
- Established location
- Close proximity to A38 & J16 M5
- Industrial or warehouse



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### DESCRIPTION

The property is end terraced constructed during the late 1980s on a steel portal frame providing a good internal eaves height of 6.96m and brick elevations set beneath a pitched steel profile roof incorporating +10% natural lighting. There are two storey offices to a relatively high specification. The warehouse provides a solid concrete floor, lighting and the roof apex of 8.56m. There is a loading door measuring approx. 4.7m in height. Externally there is a block paviour yard and car parking.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	2,620	243
GF Office	746	69
FF Office	741	69
<b>TOTAL</b>	<b>4,107 SQ FT</b>	<b>382 SQ M</b>

### TENURE:

New FRI lease for a term of years to be agreed.

### PLANNING:

We understand the premise has B8 Storage & Distribution.

<b>RENT PA:</b>	£45,177	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	The proposed new RV is £42,750.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

For further information or to arrange a viewing, please contact:

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### SUBJECT TO CONTRACT