



## Unit 2, Cribbs Causeway Centre The Laurels, Bristol, BS10 7TT

### TO LET

Area: 8,782 sq ft (816 sq m) | Rent PA: £114,166

### LOCATION

The Cribbs Causeway Centre is accessed via A4018 and lies around 6 miles North West of Bristol City Centre. The estate benefits from excellent transport links and is located within approximately 0.5 miles of Junction 17 of the M5 and within approximately 3.5 miles of the M4/M5 interchange. Cribbs Causeway is an established industrial location, nearby occupiers include Dick Lovett and Rybrook Car Garages.

### KEY FEATURES

- 7m eaves
- Close proximity to J17 M5
- 11 allocated car parking spaces
- Canopy loading area
- Prime High Profile Location
- New FRI Lease from landlord
- Excellent transport links
- To be refurbished

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### DESCRIPTION

The property comprises a modern detached warehouse/distribution building of steel portal frame construction with a combination of brick and profile steel clad elevations beneath a pitched steel profile roof incorporating +10% natural roof lights. The warehouse accommodation has an eaves height of 7m and the floor has a loading capacity of 37.5kn/m<sup>2</sup>. Two storey office accommodation is provided along with WC and kitchenette. The unit has an electric roller shutter door.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	7,605	707
FF Office	751	70
Loading Canopy	426	40
<b>TOTAL</b>	<b>8,782 SQ FT</b>	<b>816 SQ M</b>

### TENURE:

New Lease direct from the landlord.

### PLANNING:

Use Class B8 (storage distribution). Other employment uses will be acceptable but will require planning consent.

**RENT PA:** £114,166

**VAT:** All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** POA.

**RATEABLE VALUE:** Rateable Value 67,000. Please contact the agents for 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:

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### SUBJECT TO CONTRACT