



Unit 500 Quadrant Industrial Estate Ash Ridge Road, Almondsbury, BS32 4QA

TO LET

Area: 9,513.00 sq ft (883.79 sq m) | **Rent PA:** £61,834.50

LOCATION

500 Quadrant Industrial Estate Ash Ridge Road Bristol BS32 4QA Bristol, South West. The Quadrant Industrial Estate lies approximately 4 miles north east of Bristol city centre, located off Woodlands Road, Almondsbury, adjacent to the Aztec West Business Park. It is less than 1/4 miles from Junction 16 of the M5 motorway and subsequently the M4/M5 interchange, which provides links to the national motorway network.

KEY FEATURES

- Modern Unit
- 7.16m Eaves
- Established Location
- Close to M4/M5 Interchange
- EPC C - 71
- Use Class B1, B2 & B8
- 14 Parking Spaces
- Assignment or Sublease

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DESCRIPTION

Unit 500 was built in c.1990 and of steel portal frame construction. The roof is constructed using profiled sheet steel cladding containing approximately 10% translucent roof lights and provide an internal eaves height of 7.16 m. The warehouse has a painted concrete floor and is accessed via an electrically operated full height roller shutter door of 4 m width by 5.3 m height. The office accommodation has suspended ceilings, category 2 lighting, painted plaster walls and heating provided by a gas fired combination boiler with radiator system. There are new male and female WCs, mains water/drainage, gas and three phase electricity. The unit benefits from a yard area providing a concrete forecourt for loading, with 14 car parking spaces.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse & Office	9,513.00	883.79
TOTAL	9,513.00 SQ FT	883.79 SQ M

TENURE:

Assignment or sublease expiring December 2025. The Landlord may consider new terms subject to covenant.

PLANNING:

Use Class B1, B2 & B8

RENT PA:	£61,834.50	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	To be assessed
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:

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Jonathan Booth
Oakfield Property Consultants
01179 731 474
jonbooth@oakfield-property.com

SUBJECT TO CONTRACT