



Unit 6 Whitby Road, Brislington, BS4 3QF

TO LET

Area: 10,924 sq ft (1,015 sq m) | Rent PA: £60,000

LOCATION

Bristol city centre within 2 miles. Junction 3 of the M32 motorway within 2 miles. A4 and A420 within 1.3 miles. Situated within the St Philips industrial area - the principal employment location within central Bristol.

KEY FEATURES

- City centre location
- 6m eaves
- Flexible terms
- Optional mezzanine floor
- Dock loading
- Electric roller shutter door
- First floor offices
- 3 phase power



Unit 6 Whitby Road, Brislington, BS4 3QF

DESCRIPTION

Mid-terrace with approx. 6m eaves, solid concrete floor, full height electric loading door with dock loading behind. The unit has 3 phase power and mains water/drainage. The unit has a mezzanine floor which could be retained or removed, ground floor amenity and first floor offices. Externally there is a loading area and parking spaces.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	9,706	902
FF Office	1,218	113
TOTAL	10,924 SQ FT	1,015 SQ M

TENURE:

Sublease expiring 23 June 2024. New terms from the Landlord maybe available.

PLANNING:

Storage and Distribution - B8

RENT PA:	£60,000	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

SUBJECT TO CONTRACT