



Unit 7 Eagles Wood Woodlands Lane, Bristol, BS32 4EU

TO LET

Area: 7,425 sq ft (690 sq m) | Rent PA: £74,250

LOCATION

Unit 7 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
- High office content
- Modern end-terrace
- 6.96m eaves
- New FRI lease
- Established commercial location
- Close proximity to A38 & J16 M5
- Industrial or warehousing

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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 which have been extended at first floor via a mezzanine floor. The warehouse provides a polished solid concrete floor and sodium box lighting. Due to the additional office accommodation, approx. 50% of the warehouse is full height to the roof apex of 8.56m whilst the remaining under-croft space provides 2.69m clear height. 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	3,757	349
GF Office	749	70
FF Office	2,919	271
TOTAL	7,425 SQ FT	690 SQ M

TENURE:

A new FRI lease for a term of years to be agreed

PLANNING:

We understand the premises are suitable for E (B1c) and B8. Interested parties to make their own enquiries.

RENT PA:	£74,250	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Warehouse & premises with an RV of £40,250
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