



## Unit 7-8 Cribbs Causeway The Laurels, Bristol, BS10 7TT

### TO LET

Area: 25,974.00 sq ft (2,413.06 sq m) | Rent PA: £206,493.30

### LOCATION

Excellent location fronting the A4018 a main arterial route into Bristol and in close proximity to J17 M5 and M4/M5 interchange.

### KEY FEATURES

- Modern Warehouse/Industrial Premises
- Close Proximity to J17 M5
- Front A4018 Arterial Route into Bristol
- Prime High Profile Location
- Ability to Provide Large Yard
- New FRI Lease from Landlord
- 7m Eaves
- To Let Individually or Whole

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### DESCRIPTION

The properties comprises a modern end and mid terrace 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/m2. Two storey office accommodation is provided along with WC and kitchenette. Each unit has an electric roller shutter door. Externally, if the units are taken together there is the opportunity to provide a large self contained yard.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Offices	4,841.00	449.74
Warehouse	20,333.00	1,889.00
Canopy	800.00	74.32
<b>TOTAL</b>	<b>25,974.00 SQ FT</b>	<b>2,413.06 SQ M</b>

### TENURE:

A New FRI Lease

### PLANNING:

Use Class B8. Other uses are subject to planning.

<b>RENT PA:</b>	£206,493.30	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Warehouse & Premises RV £131,000
<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