



Unit 700 Quadrant Industrial Estate Ash Ridge Road, Bristol, BS34 4QA

TO LET

Area: 10,112 sq ft (939 sq m) | Rent PA: £126,400

LOCATION

Quadrant Business Park is accessed off Woodlands Road, Almondsbury, which lies approximately 6 miles north of Bristol City Centre and within ½ mile of Junction 16 of M5. The subject property is within a mile of the M4/M5 intersection. Almondsbury is an established office/industrial location with neighbouring developments including Bristol Distribution Park, Eagles Wood Business Park and Aztec West.

KEY FEATURES

- To be refurbished
- Detached modern unit
- J16 M5 0.5 miles
- 7m eaves
- 24 car parking spaces
- New FRI lease from the landlord
- Warehouse, industrial, trade counter use
- Prime location

Unit 700 Quadrant Industrial Estate Ash Ridge Road, Bristol, BS34 4QA

DESCRIPTION

The property comprises a detached light industrial warehouse which has been built under a steel portal frame with an insulated clad roof, incorporating approximately 10% translucent roof lights, and clad elevations. The unit comprises an open plan warehouse and benefits from 7m minimum eaves, which rises to 8m at the ridge. There are fitted offices at ground and first floor level as well as multiple WCs throughout. The unit benefits from a single surface level loading door as well as a separate pedestrian door, both position at the front elevation of the property. Externally, we understand the property has a total of 24 allocated car parking spaces.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	9,158	851
GF Office	477	44
FF Office	477	44
TOTAL	10,112 SQ FT	939 SQ M

TENURE:

New FRI lease for a term of years to be agreed

PLANNING:

The property benefits from E (B1c), B2 and B8.

RENT PA:	£126,400	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:

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SUBJECT TO CONTRACT