



Unit 8 Cribbs Causeway Centre The Laurels, Bristol, BS10 7TT

TO LET

Area: 12,608.00 sq ft (1,171.32 sq m) | **Rent PA:** £104,016.00

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
- 7m Eaves
- New FRI Lease from Landlord
- Large Loading and Car Parking Area
- Canopy Loading Area

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DESCRIPTION

The properties comprises a modern end an 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. The unit has an electric roller shutter door.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Offices	2,399.00	222.87
Warehouse	10,209.00	948.45
TOTAL	12,608.00 SQ FT	1,171.32 SQ M

TENURE:

A New FRI Lease

PLANNING:

B8 Use Class. Other uses will require planning.

RENT PA: £104,016.00

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE:

To be reassessed by VOA. A proposed budget of RV £65,500

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

Andrew Ridler
Alder King
01173 171 071
aridler@alderking.com

SUBJECT TO CONTRACT