



## Unit C/D, Eastgate Retail Park Eastgate Road, Bristol, BS5 6XX

### TO LET

**Area:** 18,942 sq ft (1,760 sq m) | **Rent PA:** £285,000

### LOCATION

Eastgate Retail Park is one of Bristol's largest retail destinations. It is strategically located adjacent Junction 2 of the M32, which links Bristol City Centre (1.5 miles) with the M4 motorway, which is only 2 miles to the north. The Park is prominently positioned alongside the M32, and is adjacent to IKEA and Tesco Extra.

### KEY FEATURES

- Immediately available
- Suit Variety of Uses (stp)
- High profile location
- Good access to Bristol City Centre
- Adjacent IKEA and Tesco Extra
- Flexible Leases Available
- Adjacent M32
- M4/M5 Intersection in close proximity

## Unit C/D, Eastgate Retail Park Eastgate Road, Bristol, BS5 6XX

### DESCRIPTION

Eastgate Retail Park, is a modern retail warehouse park comprising 10 units together with 502 car parking spaces. Unit C/D is immediately available and would suit a variety of uses (subject to planning). There is ample parking to the front and servicing is provided via Eastgate Road, to the rear of the units.

The subject property currently has a full mezzanine throughout, but this can be removed to suit an occupier's requirements. Once removed, the unit would benefit from 7.2m to eaves. Unit C/D is currently 18,942 sq ft (excl mezz) and can be split to provide 2 units of circa. 9,471 sq ft.

Existing tenants on the park include M&S, Pure Gym, Halfords, Pets At Home, Burger King and KFC.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Unit C	9,471	880
Unit D	9,471	880
<b>TOTAL</b>	<b>18,942 SQ FT</b>	<b>1,760 SQ M</b>

### TENURE:

New FRI flexible lease direct from Landlord.

### PLANNING:

Open A1 (non-food) planning consent. Also, suitable for alternative uses, subject to planning.

**RENT PA:** £285,000

**VAT:** All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** POA.

**RATEABLE VALUE:** The Business Rates are being re-assessed. Please contact agents for likely rates payable.

**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