/INDURENT

Industrial

UNIT 1 | WHITEHALL TRADING ESTATE

Gerrish Avenue, Bristol, BS5 9DF

UNIT 1 | 2,710 SQ FT

Industrial Unit with office accommodation

This end-of-terrace unit offers a versatile combination of industrial and office space, making it suitable for occupiers that require ample storage facilities and efficient working areas. The site is secure, well-maintained and offers excellent connectivity to Bristol city centre and Junction 3 of the M32.
The unit is fully refurbished and benefits from LED lighting throughout the warehouse and office space enhancing the units EPC rating and energy efficiency.

Lease Type	New



Unit Summary

- Secure Estate
- Roller Shutter Door
- LED Lighting
- Intruder Alarm
- Well Maintained Estate
- Car Parking

View Floor Plans

£

	Per Annum	Per Sq Ft
Rent	£36,700.00	£13.54
Rates	£11,002.94	£4.06
Maintenance Charge	£3,766.90	£1.39
Insurance	£542.00	£0.20
Total Cost	£52,011.84	£19.19

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U4P0200073

+44(0) 808 169 7554

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Location

Established industrial estate, situated off Gerrish Avenue, between B4465 Easton Road and A420 Church Road. Access to Bristol City Centre via A420, and Junction 3 of the M32 motorway via A420 and A4320

Road
M32: < 1 mile

Airport
Bristol: 11 miles

Rail
Lawrence Hill: < 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (42)

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Key Contact



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