

Quoting Rent:

Upon Application

The Property:

The premises comprises a semi-detached warehouse with two-storey office accommodation and provides the following approximate Gross Internal Floor Area:

Warehouse:

29,821 sq ft (2,770 sq m)

Ground Floor Offices:

11,048 sq ft (1,026 sq m)

First Floor Offices:

6,375 sq ft (592 sq m)

TOTAL

47,245 sq ft
4,389 sq m

Unit 3 Glenfrome Industrial Estate, Eastgate Road, Bristol, BS5 6XX

Central Bristol location. Well-established industrial estate. Excellent transport links.

Highlights

- Open Plan Warehouse
- 4.2m Minimum Eaves
- Fitted Office Accommodation
- 60 Allocated Car Parking Spaces
- Established Industrial Location
- Within 2 miles of Bristol City Centre

The Location

Nearby Neighbors

- IKEA
- Deliveroo
- Marks & Spencer
- Halfords
- Jewson
- Wales & West Utilities

Connectivity

Junction 2 of M32
0.5 miles

Bristol City Centre
2.0 miles

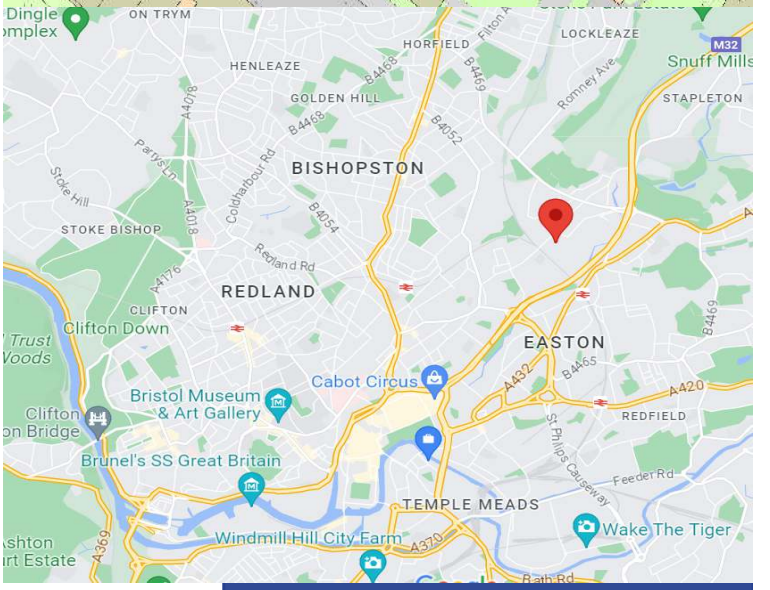
Junction 19 of M4
3.8 miles

M4/M5 Interchange
6.5 miles

Amenities

- 60 Allocated Car Parking Spaces
- 4.2m Minimum Eaves
- Fitted Offices
- W/Cs





Description

Unit 3 comprises a semi-detached warehouse that has been built around a steel portal frame.

The open plan warehouse benefits from a power floated concrete floor and 4.2m (13ft 8") minimum eaves. There are fitted offices with individual meeting rooms at both ground and first floor levels which benefit from suspended ceilings, LED lighting, and air-conditioning and heating systems. The property also benefits from multiple WCs at ground and first floor level.

Externally, the property benefits from 60 allocated car parking spaces which are situated along the front and side elevations of the property.

The warehouse has a loading capacity of between 5 – 15 kN per sq m. We advise all interested parties to make their own enquiries to ensure this is suitable for their specific requirements.

Tenure

The property is available in by way of a new full repairing and insuring lease.

Rent

Upon Application.

VAT

All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

Available Upon Request.

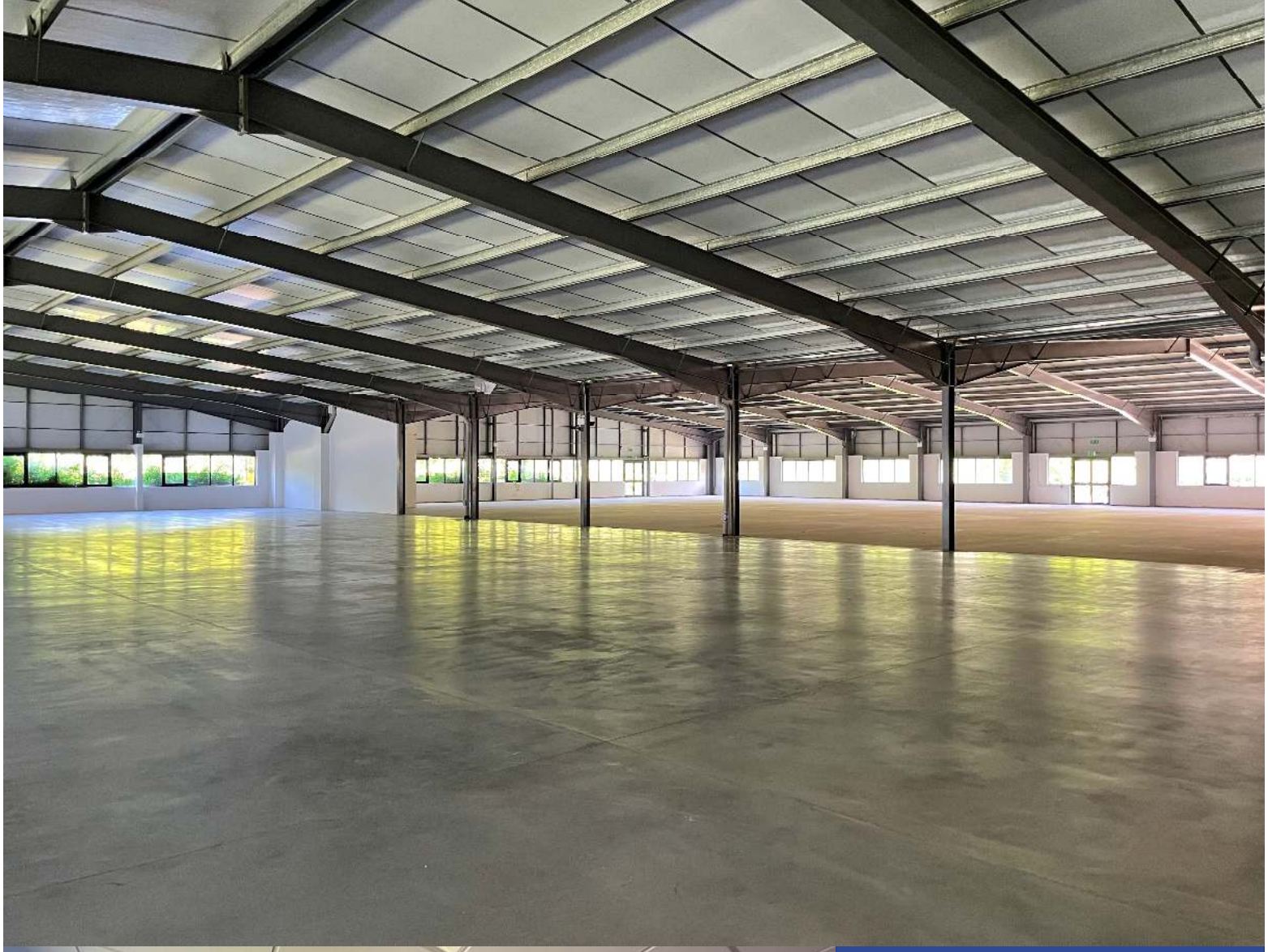
Contacts

Alex Van Den Bogerd
Associate Director
+44 7902 702882
Alexvandenbogerd@colliers.com

Anna Evans
Graduate Surveyor
+44 7880016907
Anna.Evans@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

Colliers.com





Contacts

Alex Van Den Bogerd
Associate Director
+44 7902 702882
Alexvandenbogerd@colliers.com

Anna Evans
Graduate Surveyor
+44 7880016907
Anna.Evans@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

Colliers.com

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