CBRE

Unit 8, Duckmoor Road Industrial Estate

Duckmoor Road
Ashton Gate
Bristol
BS3 2BJ

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

949 sq ft (88.07 sq m)

- End of terrace warehouse / industrial unit.
- 3.9m clear eaves height, rising to an apex of 5.7m.
- LED lighting throughout.
- One level access loading door measuring 3m in width and 3m in height.
- 2 designated car parking spaces and loading to the front.
- Within secure gated industrial estate.
- Central location, with excellent access to the A370, A38, and A4 Portway and key public transport links.



Photo taken prior to previous occupation - 2022

CONTACT US

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Industrial| For Lease

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PROPERTY OVERVIEW

- End of terrace warehouse / industrial unit.
- Incorporating ground floor office, WC, kitchenette and storage annex.
- Concrete frame construction with brickwork and steel profile clad elevations.
- 3.9m clear eaves height, rising to an apex of 5.7m.
- LED lighting throughout.
- Single bay pitched roof, incorporating 10% translucent roof lights and windows to the side elevation.
- One level access loading door measuring 3m in width and 3m in height.
- 2 designated car parking spaces and loading to the front.

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of E (121).

A full (EPC) is available upon request.

SERVICES

We understand that mains services are provided to the property and include water, drainage, gas and 3 phase power supply.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Warehouse	72.80	784
Offices/ Ancillary	15.27	165
Total GIA	**88.07**	**949**

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FURTHER INFORMATION




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FURTHER INFORMATION

PLANNING

The property is anticipated to be suitable for E(g) (iii) Light Industrial, B2 General Industrial and Class B8 Storage & Distribution purposes.

Interested parties are advised to make their own enquiries with the local planning authority to ensure the planning is suitable for their specific use.

RATEABLE VALUE

The property is listed in the Valuation List 2026 as Warehouse and Premises, with a Rateable Value of £11,000.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of common parts.

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) Lease, for a term of years to be agreed, subject to status.

RENT

Available Upon Application.

VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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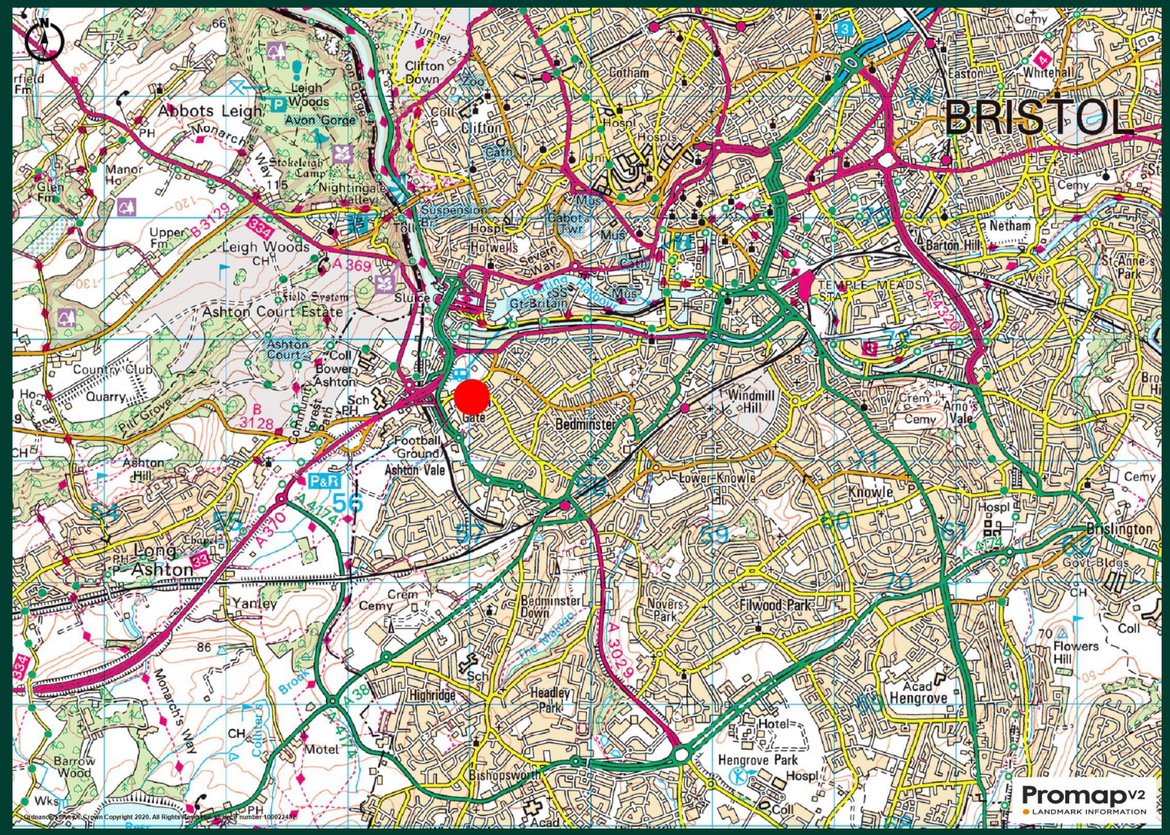
LOCATION BS3 2BJ

SITUATION

- Within secure gated industrial estate.
- Central location, with excellent access to the A370, A38, and A4 Portway and key public transport links.
- Situated off Duckmoor Road, close to the junction with the B3120 Ashton Road.
- Close proximity to the No. 20 Bath Street bus stop, providing direct access to Bristol Temple Meads.
- B3120 Ashton Road connects A370 with A3029.

TRAVEL DISTANCES

- Bristol City Centre – 2.20 miles (3.60 km)
- Junction 3 of the M32 motorway – 3.20 miles (5.20 km)
- Junction 18 of the M5 motorway – 7.00 miles (11.30 km)
- Bristol International Airport – 7.50 miles (12.00 km)



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