

Unit 1, South Bristol Hub

INDUSTRIAL / PRODUCTION / R & D

21,659 sq ft (2,040.1 sq m) on 1.64 Acres (0.66 Ha)

- Modern, semi-detached industrial / warehouse unit.
- Fully secured site.
- Unit to be refurbished.
- 8m eaves height.
- New 270 KVA power supply.
- One ground level loading door.
- Self-contained yard with dedicated concrete loading bay.
- Direct access to the A4174 Hengrove Way, via Roman Farm Road.
- Prime South Bristol location.



what3words: cups.admit.middle

CONTACT US

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CBRE OFFICES

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Unit 1, South Bristol Hub

Roman Farm Road
Hengrove
Bristol
BS4 1UP

PROPERTY OVERVIEW

DESCRIPTION

- Modern, semi-detached warehouse / industrial unit.
- Fully secured site.
- Potentially suitable for a multitude of uses, including Light Industrial, Logistics, Manufacturing and Research & Development, or alternative uses subject to any necessary consents.
- Steel portal frame construction with part brick and part steel profile clad elevations.
- 8m eaves height.
- New 270 KVA power supply.
- Fully fitted ground and first floor office accommodation.
- LED lighting throughout.
- 10% translucent roof panels.
- One ground level loading door, measuring 4.1m in width and 5m in height.
- Demised car parking spaces.
- Self-contained yard with dedicated concrete loading bay.

ENERGY PERFORMANCE

The Energy Performance Certificate (EPC) will be reassessed following refurbishment and split.

SERVICES

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

ACCOMMODATION

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

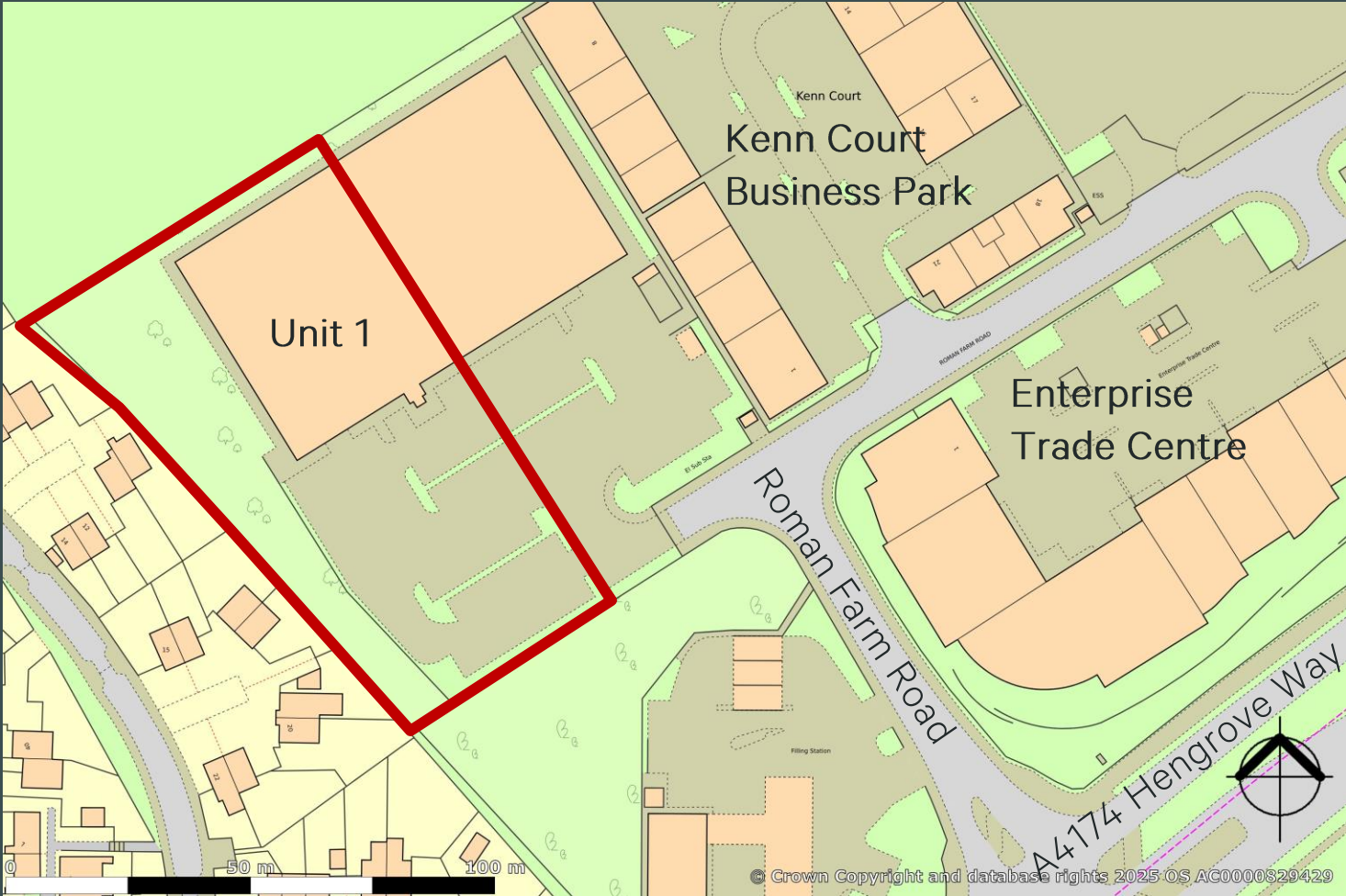
	SQ M	SQ FT
Warehouse	1,397.9	15,046
Ground Floor Offices / Ancillary	313.7	3,377
First Floor Offices / Ancillary	300.7	3,236
TOTAL GIA	2,040.1	21,659
TOTAL SITE AREA	0.66 Ha	1.64 Acres

Industrial| For Lease

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FURTHER INFORMATION

PLANNING

The property has been used for both manufacturing and storage purposes. We anticipate the property may be suitable for Class E (g) (iii) Light Industrial, Class B2 Industrial Processes & Class B8 Storage and Distribution purposes, subject to any necessary consents.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

RATEABLE VALUE

The property is currently rated as a whole and will need to be re-assessed following refurbishment and split.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority.

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 figures 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 BS4 1UP

SITUATION

- Direct access to the A4174 Hengrove Way, via Roman Farm Road.
- The A4174 connects to the South Bristol Link Road, the A4 Bath Road and the A4174 Ring Road, providing access to Junction 1 of the M32 Motorway.
- Nearby occupiers include Latcham, Syntegon, First Bus and Screwfix.

TRAVEL DISTANCES

- A38 – 2.7 miles (4.3 km)
- Bristol City Centre – 4.1 miles (6.7 km)
- Junction 3 of the M32 Motorway – 4.4 miles (7.1 km)
- Bristol International Airport – 6.8 miles (10.9 km)

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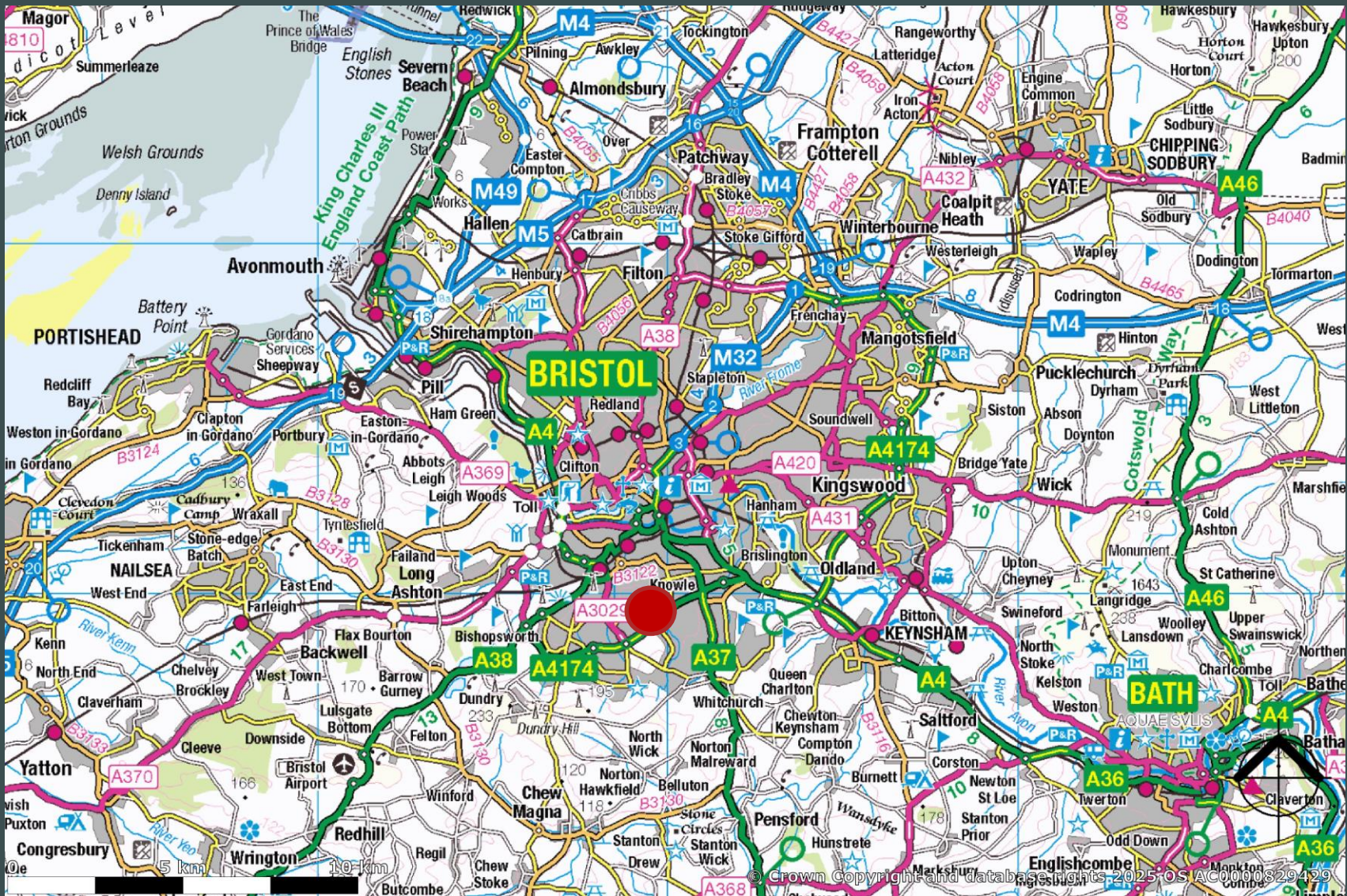
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