

2



KENN COURT

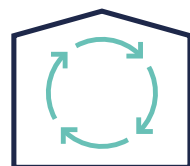
1,601 sq ft (148.76 sq m)

To Let - Unit 2

Trade Counter / Warehouse
/ Light Industrial Unit

Situated within a modern,
secure and gated business park

Roman Farm Rd - Hengrove - Bristol - BS4 1UL



Fully Refurbished



2

KENN
COURT

To Let 1,601 sq ft (148.76 sq m)

Unit 2 is of steel portal frame construction, comprising steel profile roof coverings with circa 10% translucent roof panels, painted concrete floor, cavity wall elevations with a blockwork inner leaf and part brickwork, part steel profile clad outer leaf.

Accommodation	SQ M	SQ FT
Warehouse	129.42	1,393
Office/Ancillary	19.34	208
Total GIA	148.76	1,601

KEY FEATURES



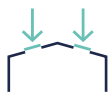
Eaves height of 3.6m, rising to an apex of 5m



Insulated steel profile sheet pitched roof



Ground level access door measuring 3.5m(w) x 2.7m(h)



10% translucent roof panels



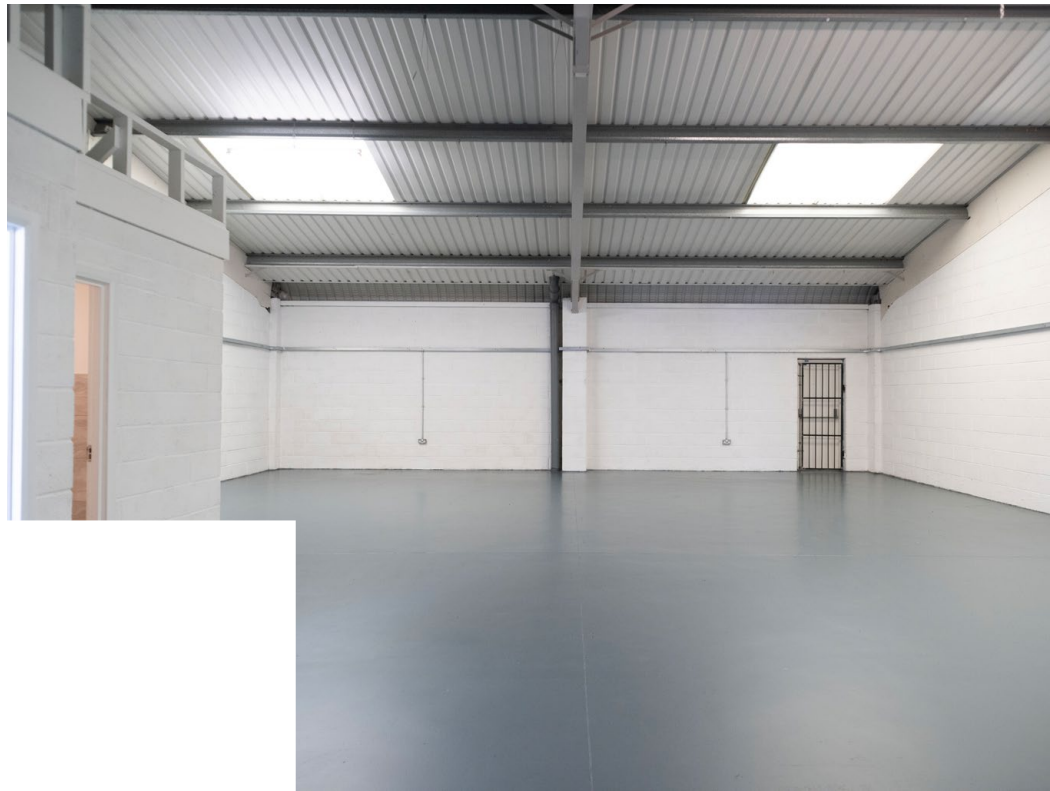
Integral office, kitchenette and WC



3 allocated car parking spaces and dedicated loading apron



Situated within a modern, secure, gated business park



Established trade counter location situated with immediate access to A4174 Hengrove Way & South Bristol Link Road.

ENERGY PERFORMANCE The property has been given an Energy Performance Certificate (EPC) of **C (60)**. A full EPC is available upon request.

PLANNING The property has previously been used for Class E (g) Light Industrial and Class B8 Storage and Distribution purposes. We anticipate the property would also be suitable for Class B2 General Industrial, subject to any necessary planning 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 listed on the Valuation List 2026 as Warehouse and Premises, with a Rateable Value of £19,750.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any associated Transitional Relief benefits.

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

TENURE Available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed, subject to status.

RENT Available upon application.

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

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

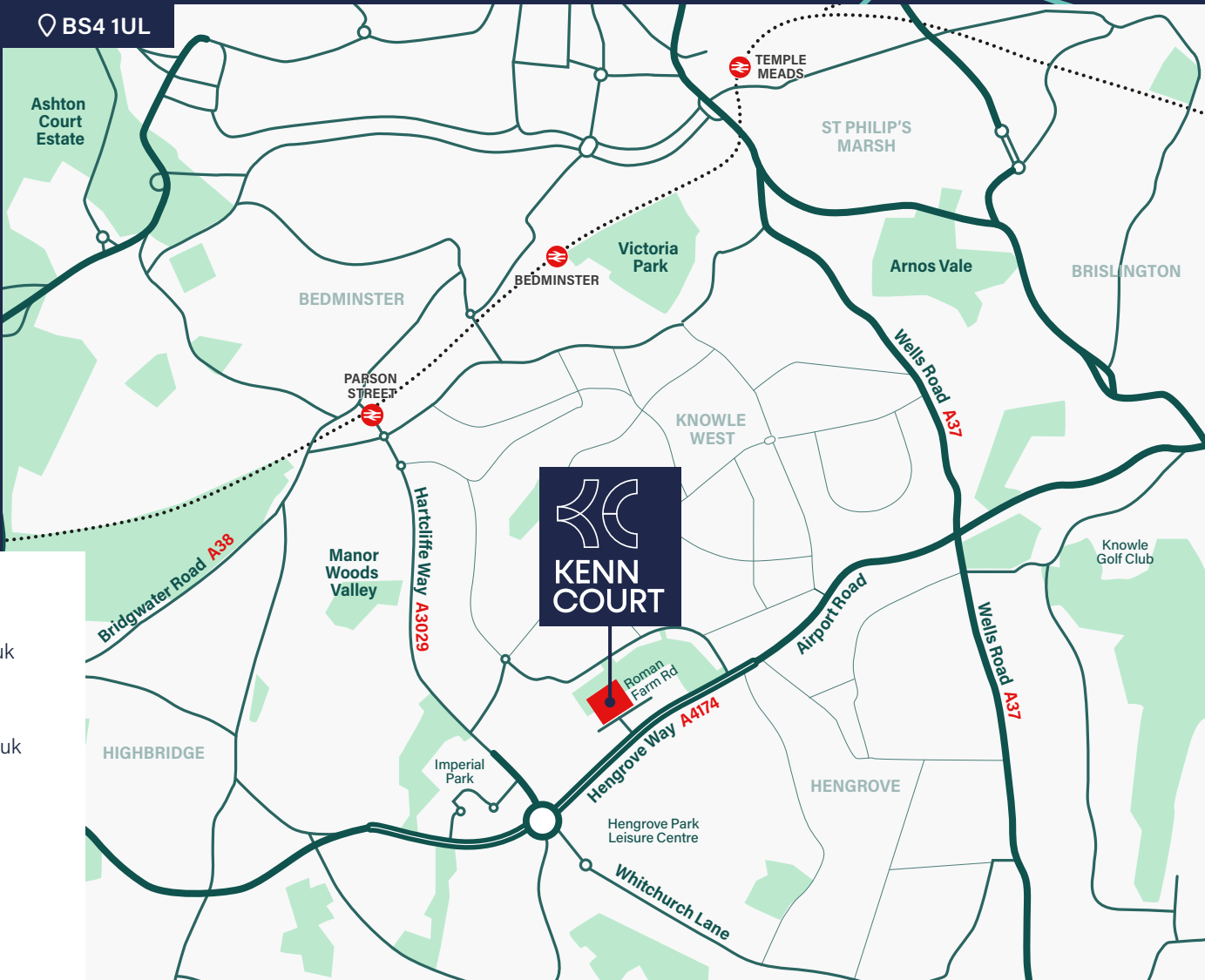
LEGAL COSTS Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

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.

DRIVE TIMES

A4 Bath Road	2.3 miles
Bristol City Centre	3.9 miles
M32 motorway J3	5.2 miles
Bristol International Airport	6.5 miles
M5 motorway J18	9.8 miles
Bath	11.8 miles

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COURT



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