UNIT 6 **AXIS**

HAWKFIELD BUSINESS PARK

Hawkfield Way | Hawkfield Business Park | Bristol BS14 0BY

THE **BEST QUALITY** INDUSTRIAL ACCOMMODATION IN SOUTH BRISTOL

Modern Light Industrial / Business Unit - 4,480 Sq Ft - Available To Let

LOCATION

Axis is located to the South of Bristol, within the established Hawkfield Business Park. Hawkfield Business Park is positioned adjacent to a major roundabout, at the point where the A4174 Hengrove Way, South Bristol Link Road, A4174 Hartcliffe Way, Whitchurch Lane and Hawkfield Road all meet.

- Bristol City Centre - 3.5 miles (5.7km) to the north
- Junction 3 of the M32 motorway - 5 miles (8km)
- Junction 19 of the M4 motorway - 9.2 miles (14.7km)
- Bristol International Airport – 6.3 miles (10.13km)

Other nearby occupiers include Virgin Media, whilst Imperial Retail Park, Hengrove Leisure Park and South Bristol NHS Community Hospital are in close proximity.

The best quality industrial accommodation in South Bristol

ACCOMMODATION

Floor	sq ft	sq m
Warehouse	2,620	243.4
Ground floor office & ancillary	829	77.0
First floor offices	1,031	95.8
Total	**4,480**	**416.2**
Parking	8 Spaces	

Measurements are provided on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th edition).

DESCRIPTION

The unit is of steel portal frame construction with brick and primarily double skin insulated clad elevations, and benefits from eaves heights of approximately 6.6 metres with a clear internal height of 5.7m and apex height of 8.9m, providing space for full height racking or the installation of mezzanine floors as required.

The warehouse benefits from high level LED lighting, 10% translucent roof panels within an insulated profile metal sheet roof.

The premises comprises modern warehouse accommodation with ancillary offices over two storeys, staff WC's and kitchenette.

The premises benefits from an electrically operated up and over sectional roller shutter loading door to the warehouse, a dedicated forecourt yard / loading area and a generous car parking provision directly to the front of the office accommodation, providing 8 car parking spaces.

SERVICES

Mains services are provided, including water, drainage, gas, and three-phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

PLANNING

The original consent for the scheme permits Business (E (g)), General Industrial (Class B2) and Storage & Distribution (Class B8) uses. Interested parties are advised to make their own enquiries with the local planning authority (Bristol City Council – 0117 922 2200) in respect of their proposed use.

BUSINESS RATES

The property is listing in the Valuation list 2026 as Workshop and Premises, with a Rateable Value of £38,500.

EPC

The Energy Performance Certificate rating is E-103.

OFFICE INTERIOR

WAREHOUSE INTERIOR

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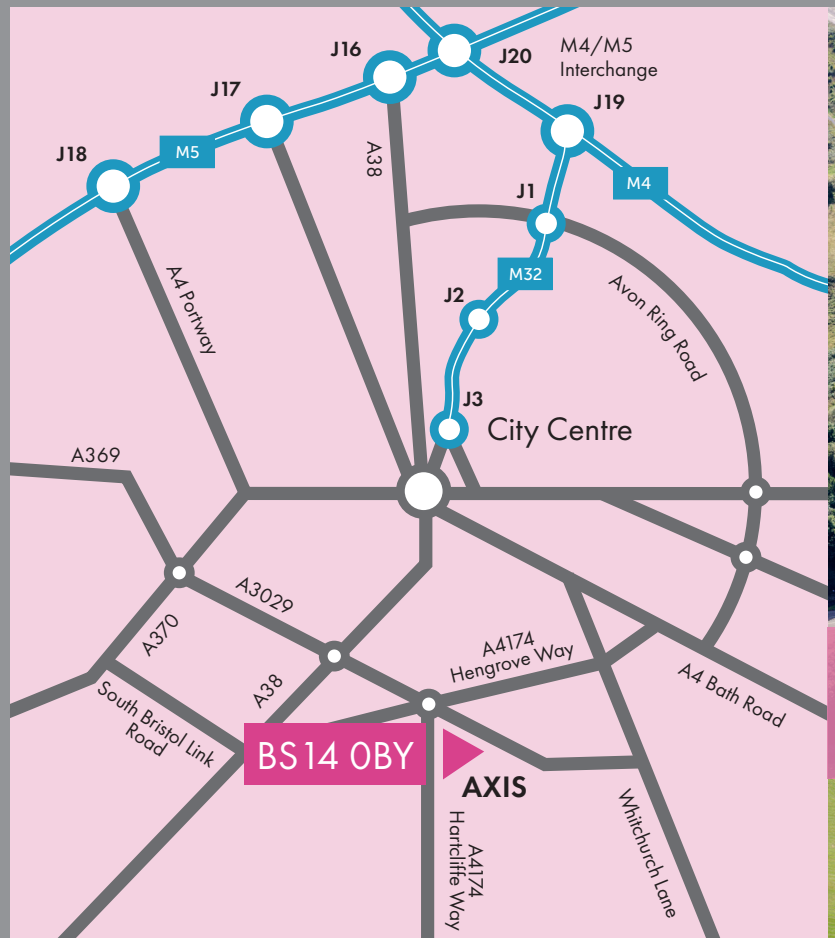

TENURE

This unit is available by way of a new Full Repairing and Insuring lease direct with the Landlord for a term of years to be agreed subject to status.

RENT

Rent and terms are available upon application

VIEWING

Strictly by appointment with the landlord's sole letting agents.

ESTATE SERVICE CHARGE

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

VAT

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

CBRE

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A property owned and managed by:

Peer Group Plc

MISREPRESENTATION

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