

Former Brandon Tool Hire

72 - 75 Feeder Road, Bristol BS2 0TQ

**Showroom,
Warehouse,
Offices & Yard**

**For Lease
15,833 - 52,833 sq. ft.**

CUSHMAN & WAKEFIELD

// PROPERTY HIGHLIGHTS

- SECURE YARD
- PROMINENCE TO FEEDER RD
- SHOWROOM / TRADE AREA
- MODERN OFFICES
- AMPLE PARKING SPACES
- FLEXIBLE LEASE TERMS
- BRISTOL CITY CENTRE

OFFICES AVAILABLE TO LET SEPERATELY



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// DETAILS

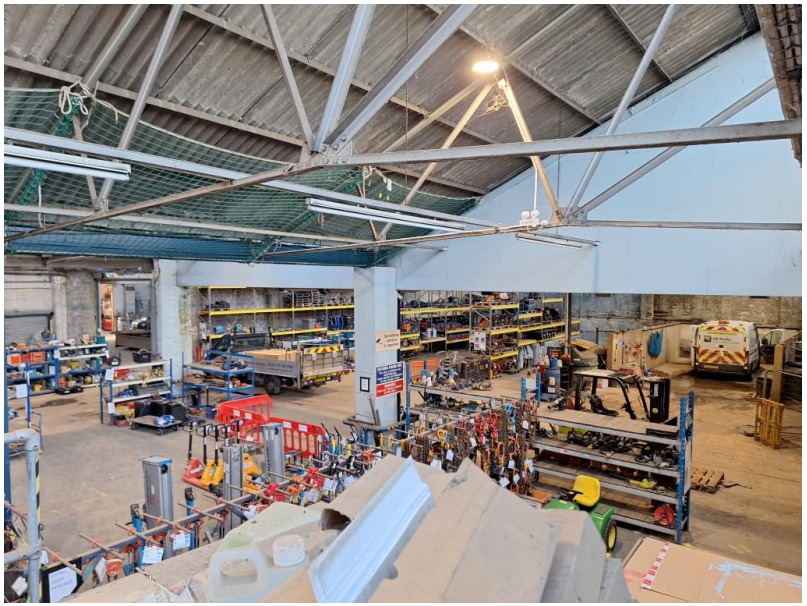
PROPERTY DESCRIPTION

The building incorporates a steel truss frame underneath a part pitched, north lit roof which has been partially overclad. Furthermore, there are two small sections of flat roof area. All elevations other than the front are brick blockwork. The building can be accessed via a pedestrian door, as well as a separate trade counter entrance to the front elevation which leads into the reception / office area.

The modern ground floor office space on the eastern side of the unit, is open plan featuring carpeted floors, suspended ceiling grids and double-glazed windows. This area connects to a large, modern kitchenette and staff break-out space. This wing of the building is separated from the warehouse via a pedestrian corridor with various smaller break-out / meeting rooms that are in a non-refurbished condition. There is further office accommodation on the first and second floors.

The warehouse benefits from a loading door at the front and rear of the property, North facing rooflights as well as LED lighting, and a concrete floor. There is also a small mezzanine area accessible via both warehouse and first floor office space. The site is split between two titles and can be easily divided providing 15,833, 37,000 or 52,833 sq. ft. See Plans on Page 5.

Externally, the building benefits from car parking to the side and rear (including EV), and a secure yard to the rear, accessible from Victoria Terrace.



ACCOMODATION	SQUARE FEET	SQUARE METRE
Main Warehouse	25,176	2,338.9
GF Office / Showroom	8,291	770.26
1st Floor Offices	2,119	196.86
2nd Floor Offices	1,414	131.36
Rear Warehouse	15,833	1,470.9
TOTAL	52,833 SQ FT	4,908 SQ M



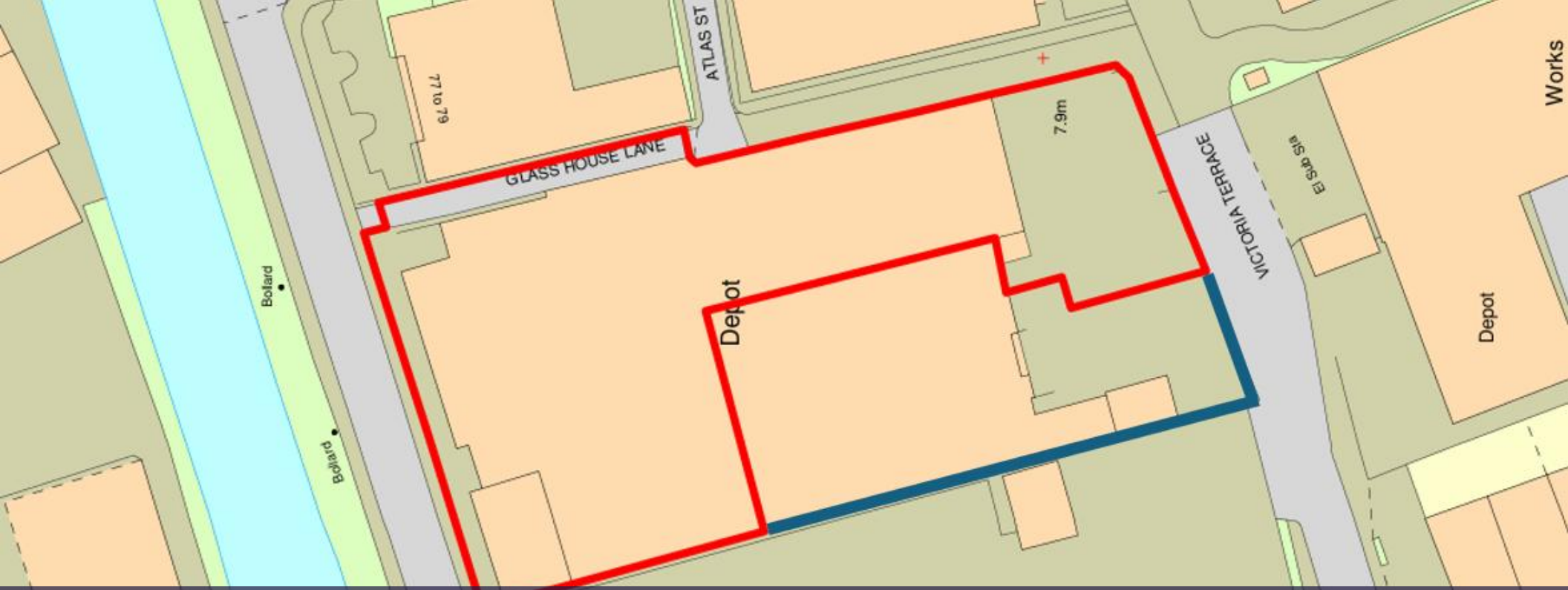
DISTANCES

M32	2 Miles
M4	6 Miles
Cardiff	45 Miles
Birmingham	95 Miles
London	124 Miles

// LOCATION

The site is located prominently on the established Feeder Road, which accommodates many established industrial and trade occupiers, positioned well within Bristol City Centre. The property is in close proximity to the M32, providing excellent connectivity to the M4/M5 interchange and in turn Birmingham, Wales and London.
The Feeder Road provides a direct link between South / East Bristol and Bristol City Centre. Nearby established occupiers include:

- Screwfix
- Toolstation
- PPG
- Flower Vision
- Roofbase
- Johnstone's Decorating Centre



// DETAILS

TENURE
The site is available by way of a new FRI Lease on flexible terms.

RENT
Available upon application

RATEABLE VALUE
Please contact the agents for details.

EPC
C (65) – Valid until 17th December 2035.

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

PLANNING
We advise all interested parties make their own enquiries with the local council.

SERVICES
We understand that services are provided to the property, including mains water and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.



// CONTACT

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ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder.
In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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