

TO BE REFURBISHED
TO INCLUDE A NEW ROOF

TO LET

INDUSTRIAL / WAREHOUSE / TRADE UNIT

5,500 sq.ft - 19,802 sq.ft

(510.9 sq.m) (1839.6 sq.m)

Units F&G, St Vincents Trading Estate, Bristol, BS2 0UY

- Prominence to Feeder Road, a key trade location
- Three level access loading doors
- Generous secure yard
- Key adjacent occupiers include Screwfix, Toolstation and Jewson

M® Core
LCP UK
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Units F & G, St Vincents Trading Estate, Bristol, BS2 0U2

LOCATION

- Prominent trading estate directly fronting the popular Feeder Road in St Philips
- Established industrial / trade counter location
- 1.5 mile east of Bristol city centre and Temple Meads railway station
- 2 miles to Junction 3 of the M32 motorway
- 6 miles to Junction 19 of the M4 motorway
- Good access to the A4 Bath Road, and the A4320 St Philips Causeway





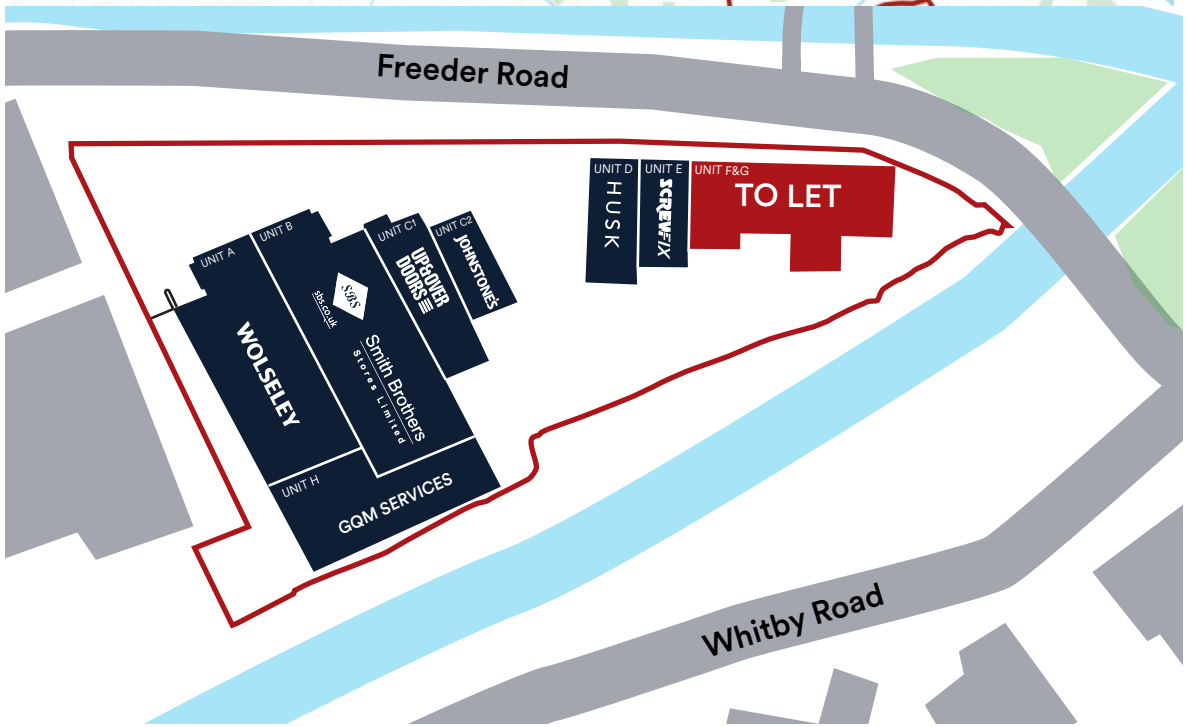


DESCRIPTION

- Units F&G Avonside comprises a terrace of light industrial units that has been built around a steel portal frame, incorporating approximately 10% translucent roof lights
- The open plan warehouse benefits from a concrete floor and c. 6m minimum eaves
- Ground floor office accommodation that will benefit from suspended ceilings, LED lighting and wall mounted electric radiators
- Loading access is provided via three electric surface level roller shutter doors
- Externally the property benefits from a secure loading area/forecourt area with the ability to create a larger secure yard







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UNIT PLAN



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RENT
On application

TENURE
The unit is available by way of a new Fully Repairing and Insuring lease, on terms to be agreed

BUSINESS RATES
The property has a Rateable Value of £121,000. For rates payable please contact the marketing agent.

INSURANCE
£11,300 per annum + VAT

SERVICE CHARGE
£9,900 per annum + VAT

ENERGY PERFORMANCE
Energy Performance Rating to be re-assessed post refurbishment.

SERVICES
We understand the property benefits from mains electrics, drainage and water.

PLANNING
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

LEGAL AND SURVEYOR COSTS
Each party is responsible for its own legal costs incurred. VAT All figures exclude VAT were applicable.

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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Viewing
Strictly via prior appointment with the appointed agents:

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