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PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL/LOGISTICS TO LET

£60,000 per annum

5,618 sq ft

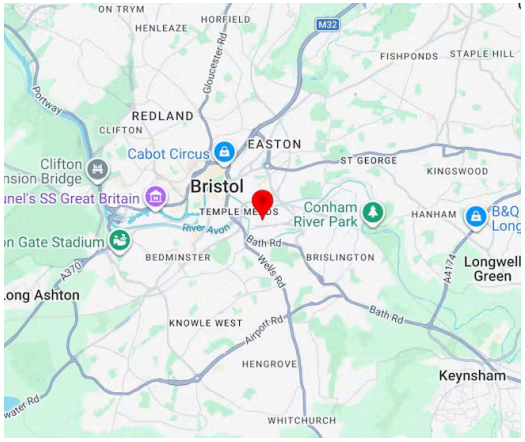
Unit 3 Camwal Road, Bristol, BS2 0UZ

Central Bristol warehouse in refurbished condition at affordable rent

- Refurbished
- Centrally located
- Good access to A4 Bath Road and M32
- 6.53m eaves
- Internal offices
- Single electric roller shutter door
- Close proximity to Bristol Temple Meads
- Car parking

0117-9732007
www.russellpc.co.uk









Description

Unit 3 is a mid-terraced warehouse of steel portal frame offering 6.53m eaves, under an asbestos sheet roof incorporating C.10% roof lights. The unit is configured to provide ground and first floor offices with access to the warehouse via a single roller shutter door. The Landlord has undertaken a refurbishment of the unit.

Externally the unit benefits from designated car parking and loading area.

Location

The property is located in St Philips, the industrial center of Bristol, adjoining Chapel Street, providing good access to Feeder Road. St Philips benefits from excellent access to major arterial routes, with good access onto the A4320 and A4 Bath Road, whilst J.3 M32 is C2.5 miles. Bristol University are close to completing a new Business Campus alongside upgrading Bristol Temple Meads, which in turn is attracting significant investment into the area.

Accommodation

Description	sq ft	sq m
Warehouse	4,374	406.36
Ground Floor Office	622	57.79
First Floor Office	622	57.79
Total	**5,618**	**521.94**

Viewings

Please contact the marketing agents

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Summary

- Rent: £60,000 per annum
- Business rates: £25,920 per annum 2026 rateable value
- Service charge: £4,623.48 per sq ft
- Legal fees: Each party to bear their own costs
- EPC: D (96)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



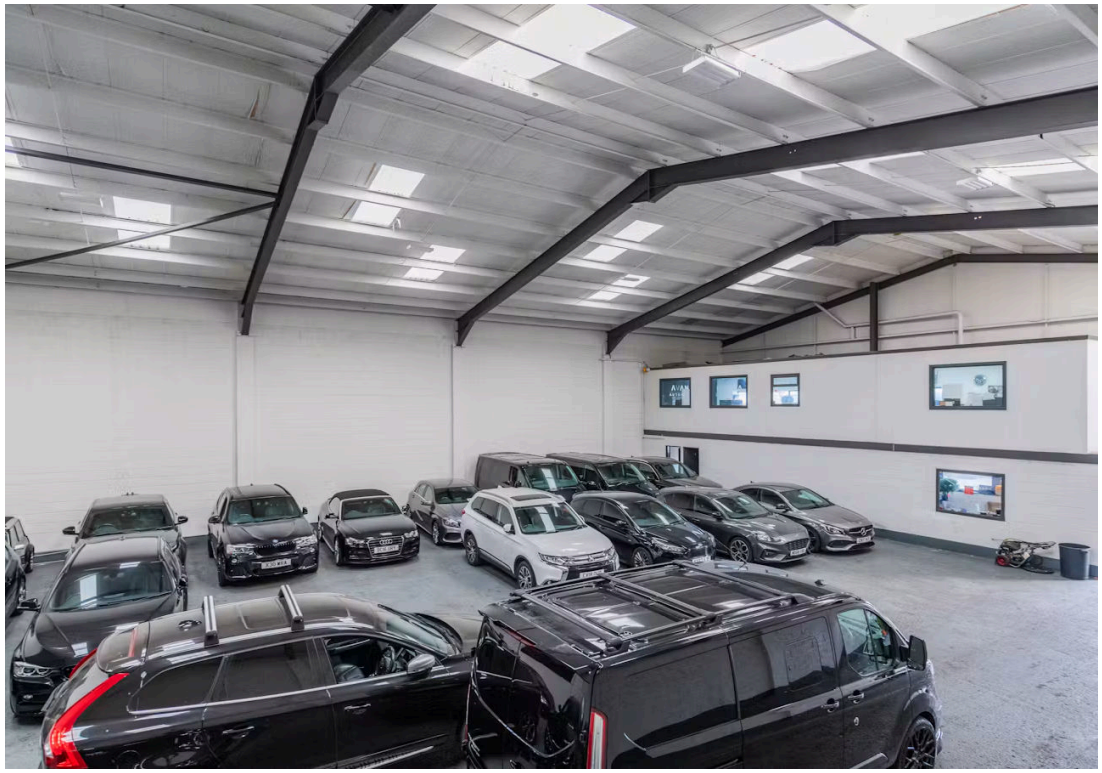
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These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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