TRADE COUNTER UNIT – TO LET



Unit 3 Merchants Trade Park

Feeder Road
Bristol
BS2 0TX

TO LET 3,630 sq ft
Prime Central Bristol trading estate







Key Features

- Prime trade location
- Established Central Bristol location
- High profile and prominence
- Toolstation & Sunbelt next door
- 8 parking spaces
- Eaves 6.70m
- Dedicated loading apron
- Trade entrance and first floor offices
- Electric up and over loading door

Floor Area

Floor	Sq ft	Sq m
Ground Floor	3,110	289
First Floor Office	520	48
TOTAL	**3,630**	**337**

Location

- Fronting Feeder Road, accessed via Albert Road, Albert Crescent or Whitby Road.
- Within 1 mile of Bristol Temple Meads rail station, Bristol City Centre, A4 Bath Road, and Junction 3 of the M32.
- Access to M4 via M32.
- Access to A4174 Avon Ring Road and Bath City Centre via A4 Bath Road.

Rateable Value

The property has a rateable value of £42,500. For rates payable please contact the marketing agents.

Planning

Suitable for B8/trade counter and E (old B1c) light industrial.

Tenure

A new Full Repairing and Insuring Lease for a term of years to be agreed.

EPC

C (57).

Rent

Upon Application.

VAT

All figures are exclusive of VAT if 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.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

For further information or to arrange a viewing, please contact:

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. RP/CBRE Hollister HD2663 03/26