russell
PROPERTY CONSULTANTS
01179 732 007

DISTRIBUTION WAREHOUSE, INDUSTRIAL, INDUSTRIAL/LOGISTICS, INDUSTRIAL / MANUFACTURING, LIGHT INDUSTRIAL, INDUSTRIAL / WAREHOUSE TO LET

£45,000 per annum

3,802 to 5,478 sq ft

Unit 17, Kingsland Trading Estate, St Philips, Bristol, BS2 0JZ

Industrial To Let in Bristol City Centre with secure shared yard and mezzanine, adjacent CEF

- Central Bristol Location
- Substantial secure shared yard
- Internal eaves height of 6.5-7.5m
- Single roller shutter door
- Adjacent Bristol/Bath cycle path

0117-9732007
www.russellpc.co.uk









Description

The property is a semi-detached industrial unit (Adjacent CEF) and is currently vacant and fully refurbished and immediately available. The unit is of steel frame construction with 2 storey offices to front elevation and a single roller shutter door. Internally, there is a substantial mezzanine which can either remain of be removed to suit an occupiers specific requirements'. To the front is designated parking for 5 vehicles, a loading area and a substantial secure shared yard.

Location

This semi-detached industrial unit (Adjacent CEF) is located on St Philips Road, Kingsland Trading Estate, approximately 1 mile from Bristol City Centre. This location provides excellent access both to the City Centre, the M32 and National Motorway Network.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	2,830	262.92
Ground - Office	486	45.15
1st - Office	486	45.15
Mezzanine - Storage	1,676	155.71
Total	**5,478**	**508.93**

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: £45,000 per annum
- Business rates: £14,364 per annum
- Service charge: n/a
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



Rob Russell
01179 732007 | 07540 994 123
rob@russellpc.co.uk



Chris Miles
01179 732 007 | 07970 886740
chris@russellpc.co.uk

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


Cleverley
MAGPIE





