russell
PROPERTY CONSULTANTS
01179 732 007

DISTRIBUTION WAREHOUSE, INDUSTRIAL, INDUSTRIAL/LOGISTICS, LIGHT INDUSTRIAL, TRADE COUNTER, INDUSTRIAL / WAREHOUSE TO LET

£81,835 per annum

6,295 sq ft

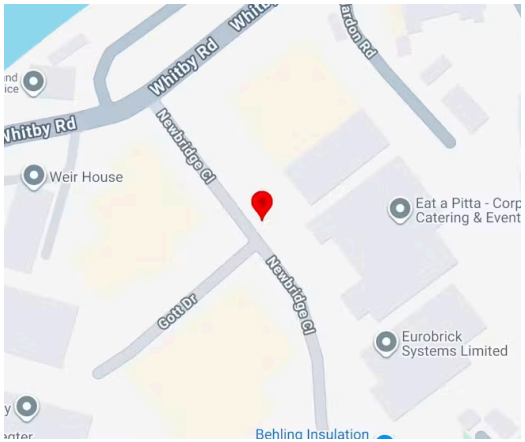
Newbridge Trading Estate, Whitby Road, Bristol, BS4 4AX

Refurbished trade counter/warehouse/industrial unit located in the city centre close to Feeder Road, A4 and M32 J3.

- Refurbished
- New FRI lease from the landlord
- Steel roof
- 6.75m eaves
- Trade counter location

0117-9732007
www.russellpc.co.uk









Description

End-terrace property comprises clear span warehouse with trade counter entrance and office content at ground and first floor. The unit is of concrete portal frame construction with part block work and part profiled steel clad elevations, providing a maximum eaves height of 6.75m. The property benefits from a relatively new steel roof. Access to the warehouse areas is via a single roller shutter door, with a separate double door trade entrance. Externally there is a loading area and parking for 5 cars.

Location

The property is situated on the Newbridge Trading Estate, an established commercial location in the St Philips area of Bristol. The estate is served by Whitby Road, which in turn provides a direct link to St Philips Causeway. Junction 3 of the M32 is approximately 2 miles to the north, with the Causeway providing convenient access to the A4 Bath Road to the south. Junction 19 of the M4 is approximately 6 miles north and accessed via the M32.

Accommodation

Name	sq ft	sq m
Unit - Warehouse & Offices	6,295	584.82
Total	**6,295**	**584.82**

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: £81,835 per annum
- Service charge: £1,404.02 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C
- 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.