

TO LET CRIBBS 21

34,312 SQ FT (3,187 SQ M)

CRIBBSLOGISTICS PARK.CO.UK

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IMMEDIATELY AVAILABLE TO OCCUPY
DETACHED WAREHOUSE/ INDUSTRIAL UNIT

AXEL
LOGISTICS

READY FOR BUSINESS

Detached warehouse / industrial facility available on a self-contained site extending to 1.32 acres (0.53 ha).

Cribbs 21 has been comprehensively refurbished and enhanced to meet the demands of modern logistics and industrial occupiers, incorporating a range of high-quality specification upgrades and contemporary design features. The property benefits from consent for B8 (Storage & Distribution) use with no hours of operation restrictions.

SPECIFICATION



Detached Warehouse



New Roof



Cycle Parking



3 Loading Doors



Secure Yard



20 Car Parking Spaces



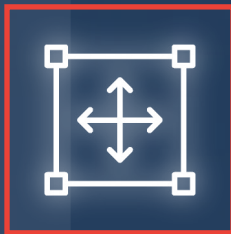
18ft (5.5m) Internal Eaves Height



24-hour unrestricted access



Power Supply 500kVA



Approx. 33m Yard Depth



Fitted first floor offices



Site area 1.32 acres (0.53 ha)

ESG CREDENTIALS



EPC A and BREEAM “Very Good”



Insulation throughout the building performs 20% better than current building regulations



LED Lighting throughout



15% rooflights to production area for added natural daylighting



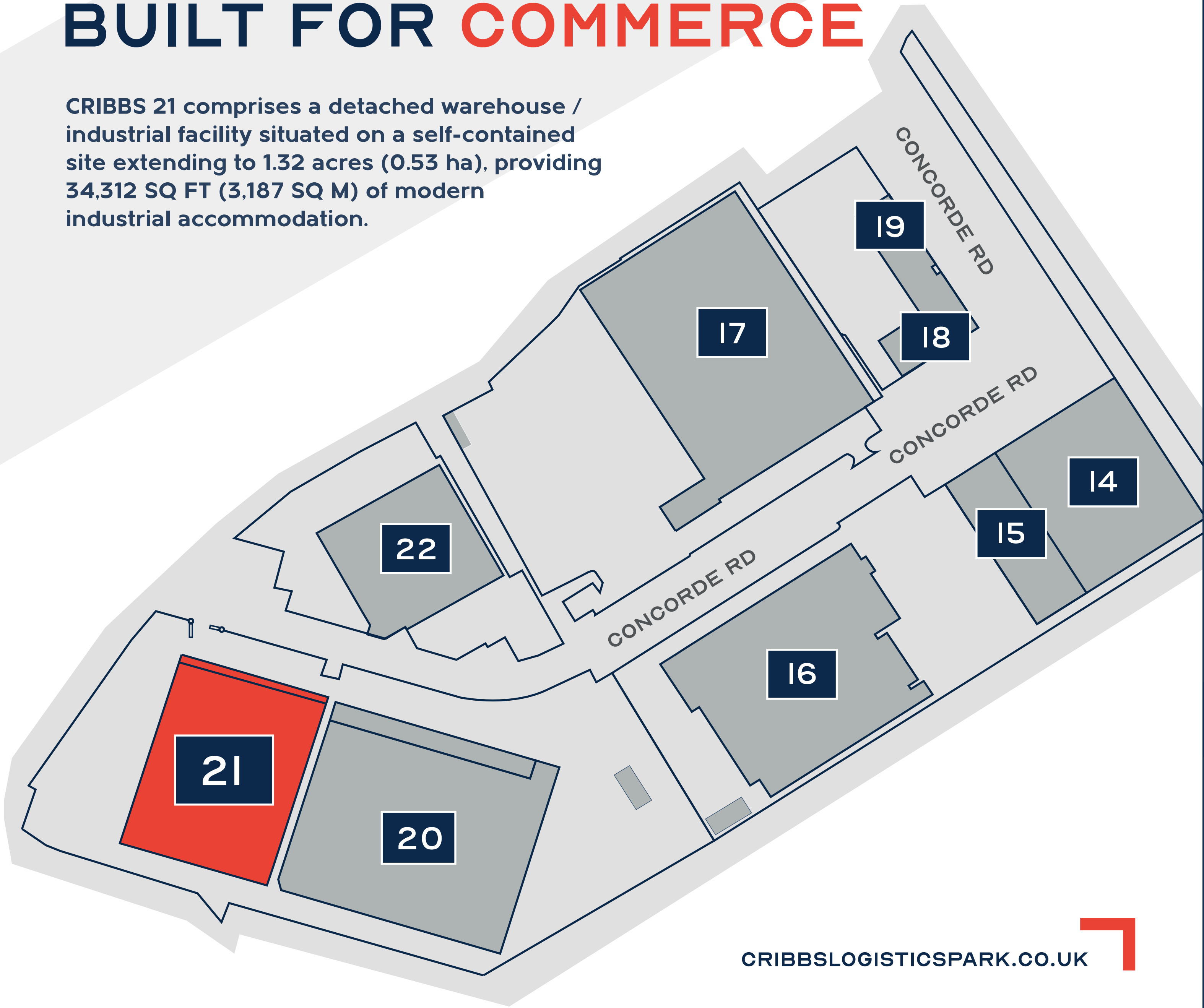
Photovoltaic panels on the roof to minimise operational carbon



Renewable energy air source heat pumps for heating and cooling

BUILT FOR COMMERCE

CRIBBS 21 comprises a detached warehouse / industrial facility situated on a self-contained site extending to 1.32 acres (0.53 ha), providing 34,312 SQ FT (3,187 SQ M) of modern industrial accommodation.

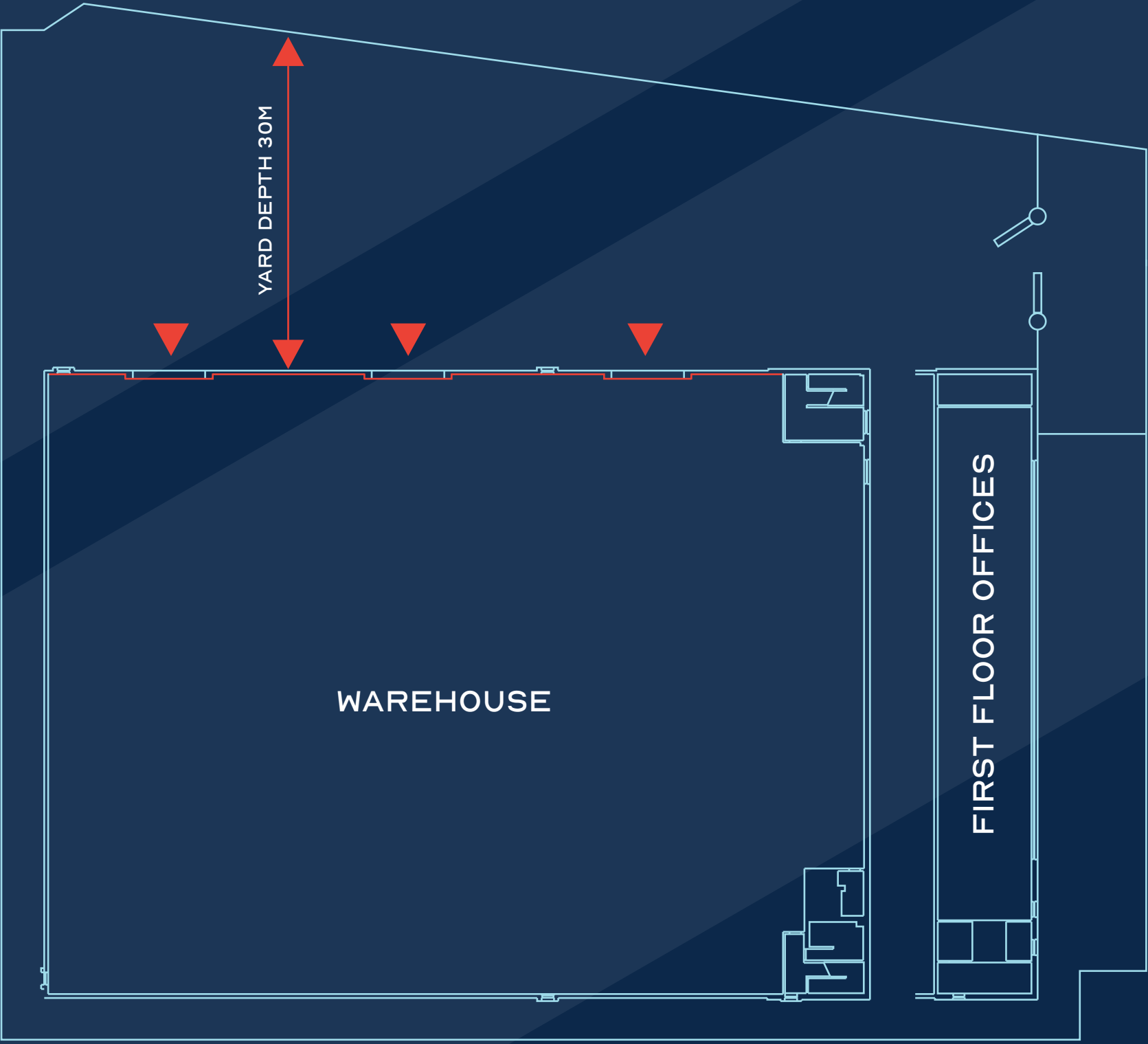


AREA

	SQ FT	SQ M
WAREHOUSE & CORE	30,778	2,859.4
OFFICE	3,534	328.3
TOTAL	34,312	3,187.7

MEASURED ON AN APPROXIMATE GROSS INTERNAL AREA BASIS

FLOOR PLAN



WELL POSITIONED

Cribbs Logistics Park is a thriving community of logistics, Manufacturing, Life Science and Technology businesses.

The Park is already home to a mix of national and international logistics operators, manufacturers, TV & film studios, together with cutting edge life science innovators. Cribbs Logistics Park is situated in Bristol's main retail destination providing a range of consumers needs with excellent access to J.17 M5.

KEY PARK BENEFITS



The M4/M5 Interchange is just 3 miles to the north.



Just 8 miles from Bristol City Centre



Public Transport
15 bus routes operating from the adjoining bus station



Adjacent to The Mall, Cribbs Causeway and associated occupiers



Within 1 mile of Junction 17 of the M5 Motorway



SOUTH TO
EXETER & BRISTOL

J.17 M5

NORTH
TO M4/M5
INTERCHANGE

CRIBBS CAUSWAY
BUS STATION

AZTEC WEST / J.16 M5

CRIBBS 21

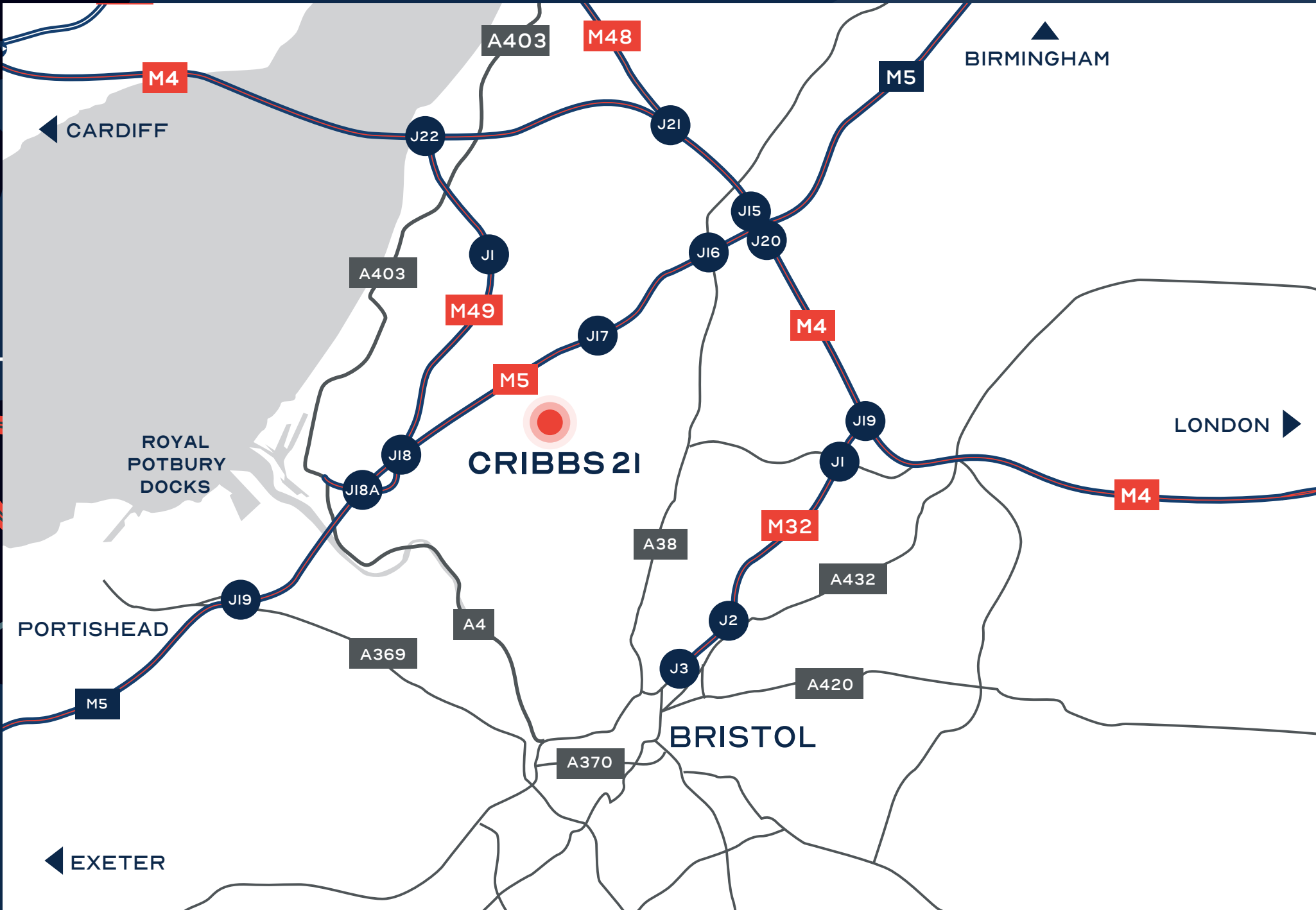
WELL CONNECTED

DRIVE TIMES

M5 (JUNCTION 17)	1 MILE	2 MINS
M4 (JUNCTION 20/22)	4 MILES	5 MINS
M32	4 MILES	7 MINS
M48	8 MILES	10 MINS
PATCHWAY RAILWAY STATION	1.5 MILES	4 MINS
BRISTOL PARKWAY STATION	2.5 MILES	6 MINS
FILTON ABBEY WOOD STATION	2 MILES	6 MINS

BRISTOL TEMPLE MEADS STATION	7 MILES	15 MINS
AVONMOUTH DOCKS	5 MILES	10 MINS
ROYAL PORTBURY DOCK	10 MILES	15 MINS
BRISTOL AIRPORT	14 MILES	25 MINS
CARDIFF AIRPORT	38 MILES	50 MINS
HEATHROW AIRPORT	105 MILES	1HR 45 MINS

* Source: www.theaa.com/route-planner



FUTURE READY SPACE

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06/CRIBBS



34,312 SQ FT (3,187 SQ M)

CRIBBS 21

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.

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 £279,000
For rates payable please contact the marketing agent.

LEGAL COSTS

Each party is responsible for its own legal costs incurred.

VAT

All figures exclude VAT were applicable.

SERVICES

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

EPC

Rated EPC A

VIEWING

For further information, please contact the joint agents:



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