russell
PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL, INDUSTRIAL/LOGISTICS, TRADE COUNTER TO LET

£9.50 per sq ft

11,704 to 23,418 sq ft

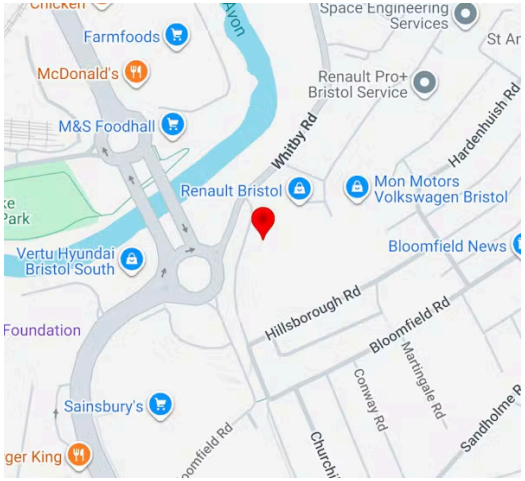
Unit 4-5, Whitby Road, Bristol, BS4 3QF

City centre warehouse/industrial unit to let which has been comprehensively refurbished and has a steel roof

- New FRI lease from the landlord
- City centre location
- Fully refurbished
- Steel roof
- 6m eaves
- Large roller shutter doors
- Drive in dock loading
- Ground and first floor offices

0117-9732007
www.russellpc.co.uk









Description

The property comprises a mid-terrace industrial / warehouse unit of brick and blockwork construction with steel cladding and roof. The unit benefits from a double bay with raised floor slab providing internal dock-level loading. The eaves are approximately 6m. There are ground and first floor offices with amenity accommodation on the ground floor.

Location

The property is situated within the St Philips industrial area, which is the principal employment location within central Bristol. The property is located fronting onto Whitby Road, which provides direct access to the St Philips Causeway. This main aerial route connects to Bristol City Centre and Junction 3 of the M32 which are within 2 miles of the subject property.

Accommodation

Name	sq ft	sq m
Unit - Unit 4 Warehouse	9,239	858.33
Ground - Unit 4 GF Office	1,253	116.41
1st - Unit 4 FF Office	1,212	112.60
Unit - Unit 5 Warehouse	9,252	859.54
Ground - Unit 5 GF Office	1,252	116.31
1st - Unit 5 FF Offices	1,210	112.41
Total	**23,418**	**2,175.60**

Viewings

By appointment with the joint 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: £9.50 per sq ft
- Business rates: £65,760 per annum
- Service charge: £12,118.14 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

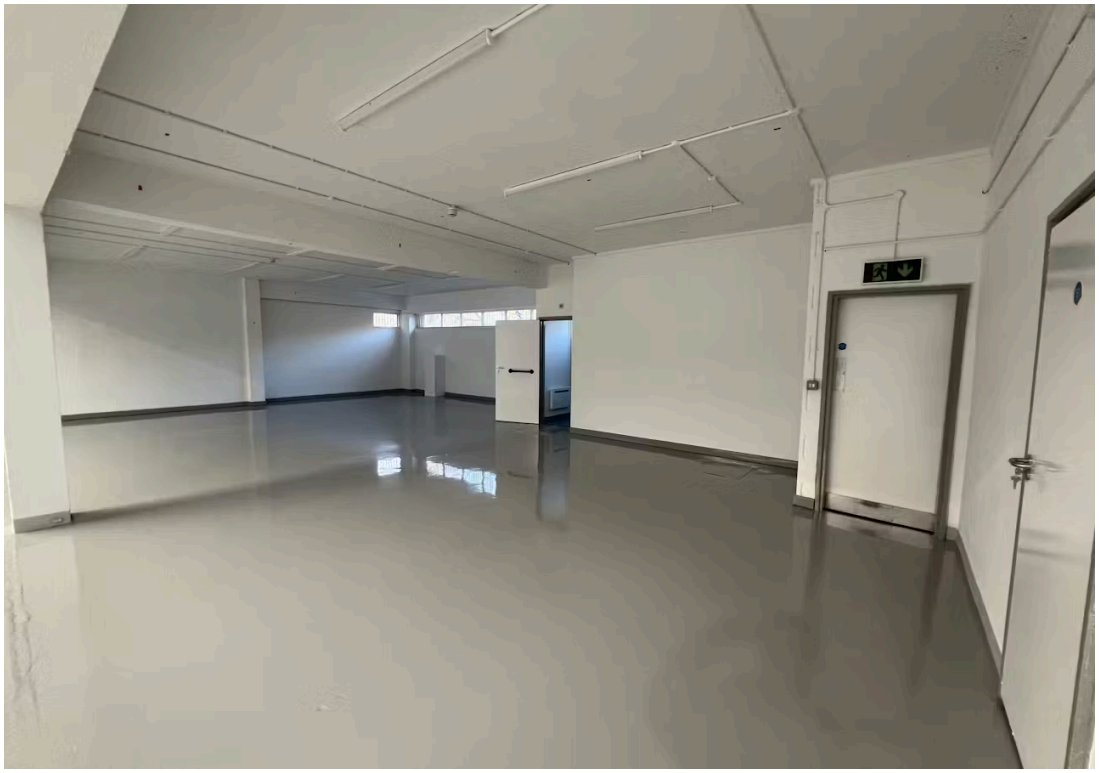


Chris Miles
01179 732 007 | 07970 886740
chris@russellpc.co.uk



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

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








NO