18-20 FEEDER ROAD

BRISTOL | BS2 0SB

TO LET



PROMINENT VEHICLE DEALERSHIP & WORKSHOP

16,937 SQ FT GIA on a 1.28 ACRE SITE

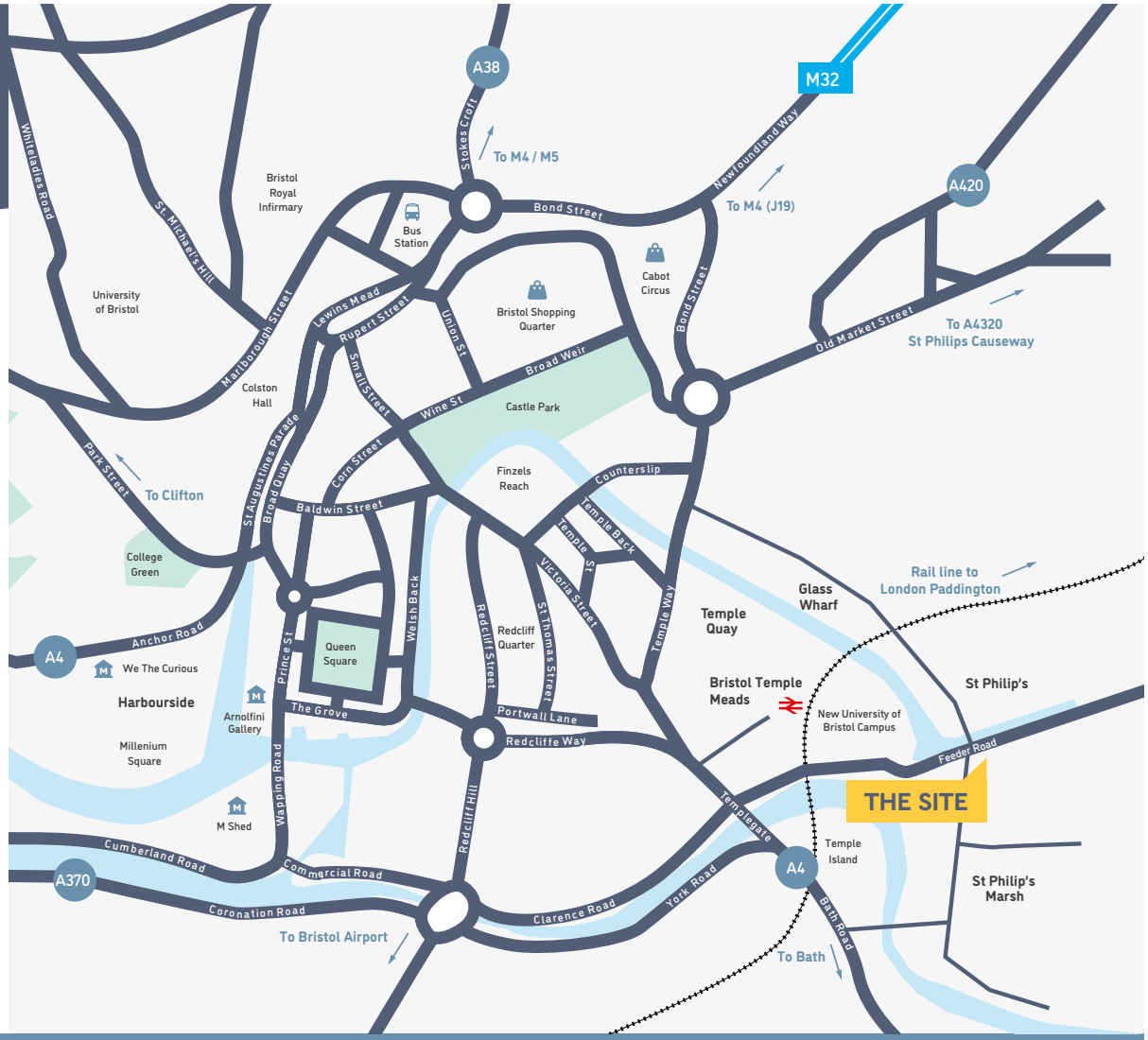
LOCATION

The property occupies a prominent corner position on Feeder Road in St Philip's, approximately one mile east of Bristol city centre and Bristol Temple Meads railway station.

Feeder Road is an established commercial and trade location, benefiting from excellent access to the A4320 St Philip's Causeway, M32 and A4 Bath Road. The M32 provides direct access to the wider M4 and M5 motorway network, whilst the A4 provides connectivity towards Bath and the wider Bristol area. The surrounding area is well established with a variety of trade, industrial and commercial occupiers, providing a strong business environment. The property is also situated within the wider St Philip's area, which is subject to significant long-term regeneration and investment, further enhancing the location's appeal.

GOOGLE MAPS

///HERB.GLOW.CHERRY



BY CAR

M32 (Jct 3)	1.6 miles
M4 (Jct 19)	6 miles
M4/M5 Interchange	9 miles
Bristol Airport	10 miles
Bath	12 miles
Cardiff	45 miles

ON FOOT

UOB Temple Quarter Campus	5 minutes
Temple Meads Station*	14 minutes
Cabot Circus	25 minutes
Queen Square	26 minutes
Harbourside	30 minutes
Bristol Bus Station	33 minutes

* New East entrance will reduce the walking distance to approx. 6 minutes

BY TRAIN

Bath	12 minutes
Cardiff	45 minutes
Reading	1 hour 10 minutes
London Paddington	1 hour 20 minutes
Birmingham New Street	1 hour 23 minutes
Manchester Piccadilly	2 hours 58 minutes


ST. PHILLIP'S FOOTBRIDGE
TEMPLE ISLAND
BROCK'S BRIDGE
HARBOURSIDE
QUEEN SQUARE
NEW EASTERN ENTRANCE
BRISTOL TEMPLE MEADS STATION
UNIVERSITY OF BRISTOL - TEMPLE QUARTER ENTERPRISE CAMPUS
ibis
UNIVERSITY OF BRISTOL PHASE 2
THE SITE
THE IRON WORKS (BTR)
AAH

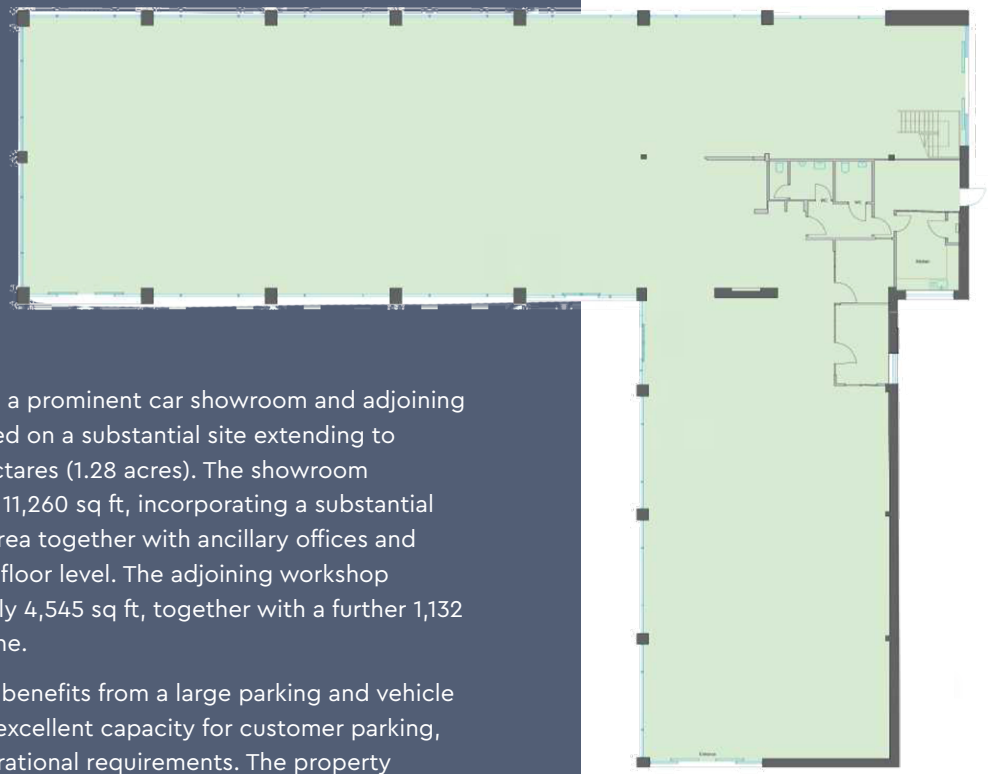
DESCRIPTION

The property comprises a prominent car showroom and adjoining workshop facility situated on a substantial site extending to approximately 0.518 hectares (1.28 acres). The showroom provides approximately 11,260 sq ft, incorporating a substantial double-height display area together with ancillary offices and accommodation at first-floor level. The adjoining workshop extends to approximately 4,545 sq ft, together with a further 1,132 sq ft workshop mezzanine.

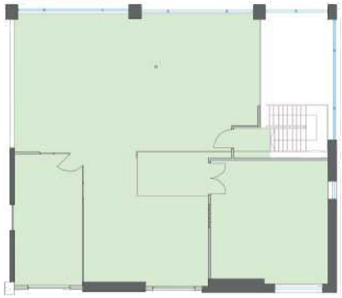
Externally, the property benefits from a large parking and vehicle display area, providing excellent capacity for customer parking, vehicle display and operational requirements. The property provides an excellent opportunity for a motor dealership or other occupier seeking a prominent, highly accessible showroom and workshop facility with extensive parking and display provision within central Bristol.

PHOTO GALLERY

SHOWROOM PLAN

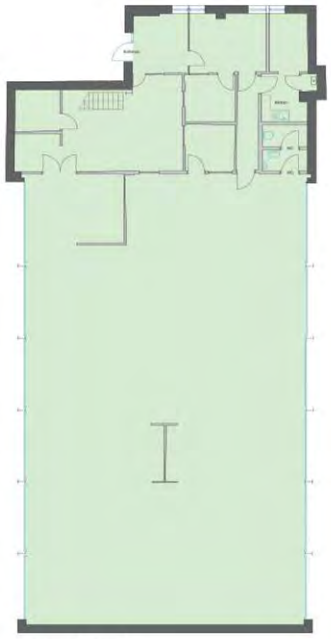


Ground level

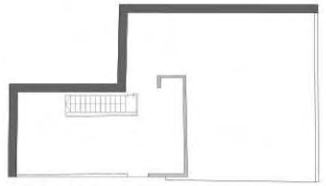


First level

WORKSHOP PLAN



Ground level



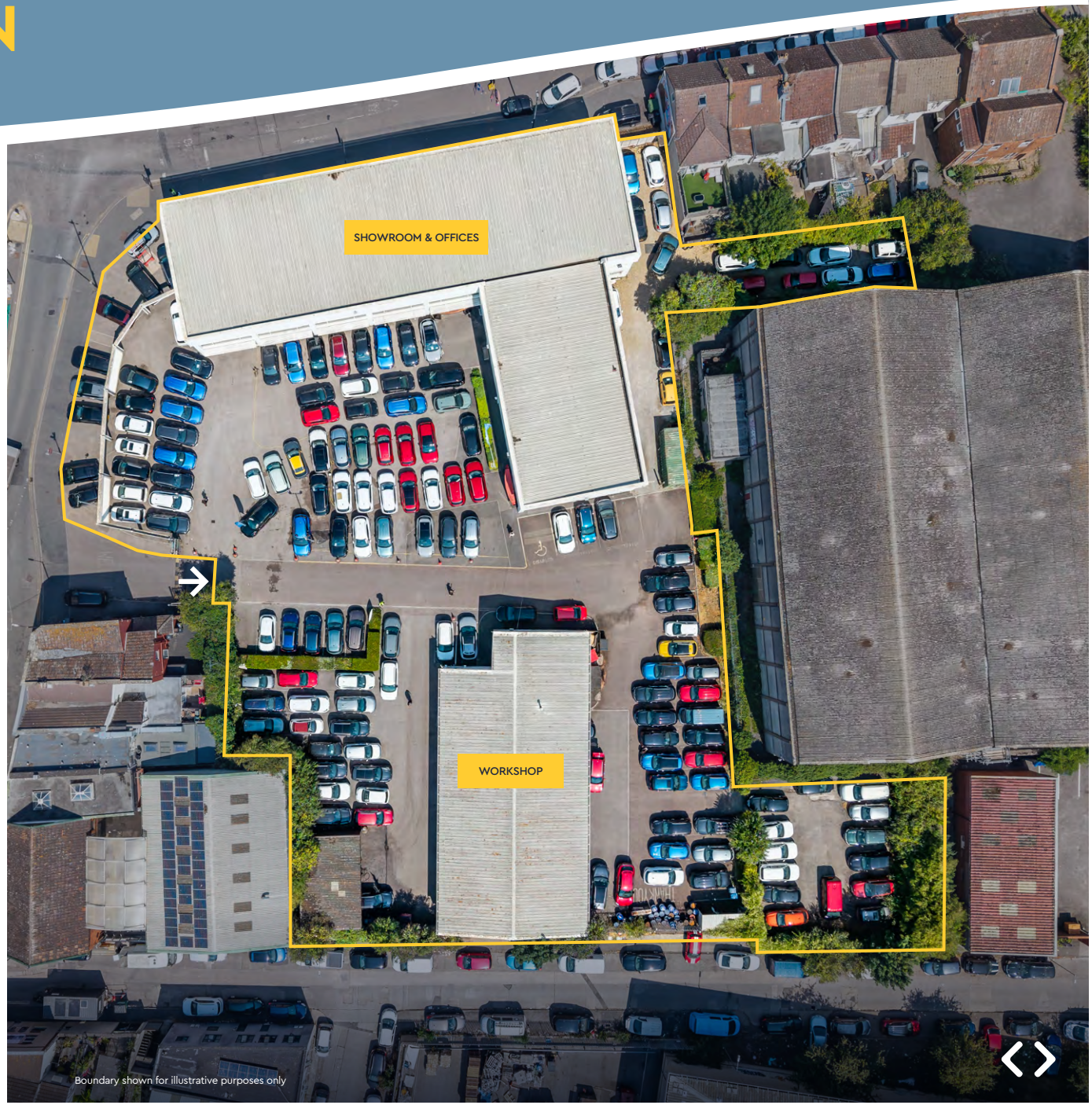
Mezzanine

ACCOMMODATION

Showroom & Offices	11,260 sq ft
Workshop	4,545 sq ft
Workshop Mezzanine	1,132 sq ft
Total GIA	**16,937 sq ft**

SITE AREA: 0.518 hectares (1.28 acres)





FEEDER ROAD

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TERMS

A new full repairing and insuring lease is available on terms to be agreed.

RENT

On application.

EPC

B (41)

RATES

The rateable value of the property is £205,000.

Planning

Sui Generis – Car Showroom and Ancillary Workshop Use. Alternative uses may be suitable, subject to planning consent.

Interested parties should make their own enquiries with Bristol City Council planning department.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

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