

INDUSTRIAL/LOGISTICS FOR SALE

Offers in the region of £1,100,000

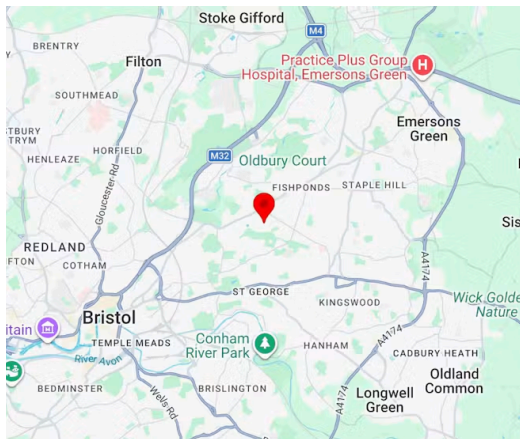
13,190 sq ft

**Balaclava Road, Fishponds, Bristol,
BS16 3LJ**

Rare warehouse & industrial freehold
opportunity in Fishponds, Bristol

- Rare Freehold opportunity
- Unique facility
- Eaves heights from 2.7-7.2m
- Ample Car Parking
- 5,000Kg crane
- Secure concreted site
- Good quality 2-storey air conditioned offices
- Would suit alternative uses (subject to planning)





Description

The subject property comprises an industrial/warehouse facility on a secure concreted site with good quality 2-storey air-conditioned offices to the front elevation with a grand reception. There are two interlinked warehouses of differing ages and specification with heights ranging from 3.7 - 7.6m. There is a crane (5 Tonnes) within the rear high bay warehouse building and access to both buildings are via 2 roller shutter doors with level access. The facility has a large forecourt to the front and secure yard and loading to side, which is accessed via Balacava Road. The site is completely self-contained with a gated entrance and provides a very secure facility with a substantial yard area for parking/storage. The whole site extends to 0.8 acres.

Location

The subject property is accessed via Balacava Road, which also provides access for a number of other industrial occupiers. This rare freehold facility is within the Fishponds district of Bristol, approx. 3 miles north of the City Centre. The property is in close proximity to junction 2 of M32, which gives direct access to Bristol City Centre to the south and the M4 and National Motorway network to the north.

Accommodation

Name	sq ft	sq m
Building - Office	4,484	416.58
Ground - Warehouse (Low Bay)	5,656	525.46
Ground - Warehouse (High Bay)	3,090	287.07
Total	13,230	1,229.11

Viewings

Please contact the marketing agents

Terms

Freehold for Sale with the benefit of vacant possession.

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

- Price: Offers in the region of £1,100,000
- Service charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (66)

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.



