russell
PROPERTY CONSULTANTS
01179 732 007

TRADE COUNTER, INDUSTRIAL / WAREHOUSE TO LET

£12 per sq ft

9,997 sq ft

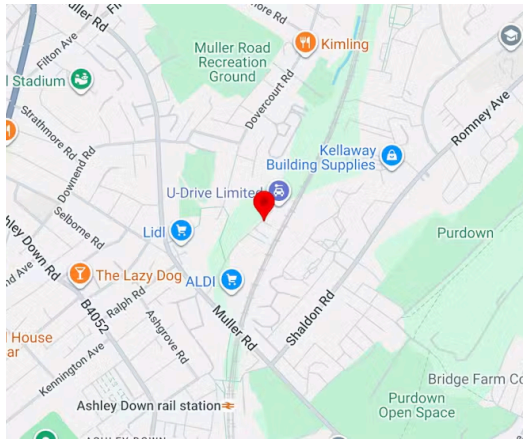
Unit B, Petherbridge Way, Bristol, BS7 9NZ

Detached warehouse to be refurbished with secure yard next to Home Bargains/Aldi in close proximity to M32 in Bristol

- Self-Contained Warehouse
- Dedicated yard and car parking (0.54 acres)
- Located just off Muller Road in close proximity to M32
- Located adjacent Home Bargains and Aldi
- To be fully refurbished
- 2-storey offices to front elevation
- 6.3m eaves (7.3m clear height)
- Single level loading door

0117-9732007
www.russellpc.co.uk









Description

The property consists of a steel portal frame industrial building with half height blockwork and steel profile cladding above. The building is set on a dedicated site of c. 0.54 acres and offers fenced, secure yard with parking, a single electrically operated roller shutter door, warehousing and associated two-storey offices. The building is currently undergoing a full refurbishment.

Location

The premises are located in the Bristol suburb of Horfield, located just off Muller Road, in close proximity to M32 (Junction 2). The unit is equidistant between Bristol City Centre and M4 Motorway.

Adjacent occupiers include Aldi, Home Bargains and U-Drive and is a short drive from Eastgate Retail Park and Ikea.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	8,613	800.17
Ground - Office	692	64.29
1st - Office	692	64.29
Total	**9,997**	**928.75**

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: £12 per sq ft
- Business rates: £36,960 per annum
- Service charge: n/a
- 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.





