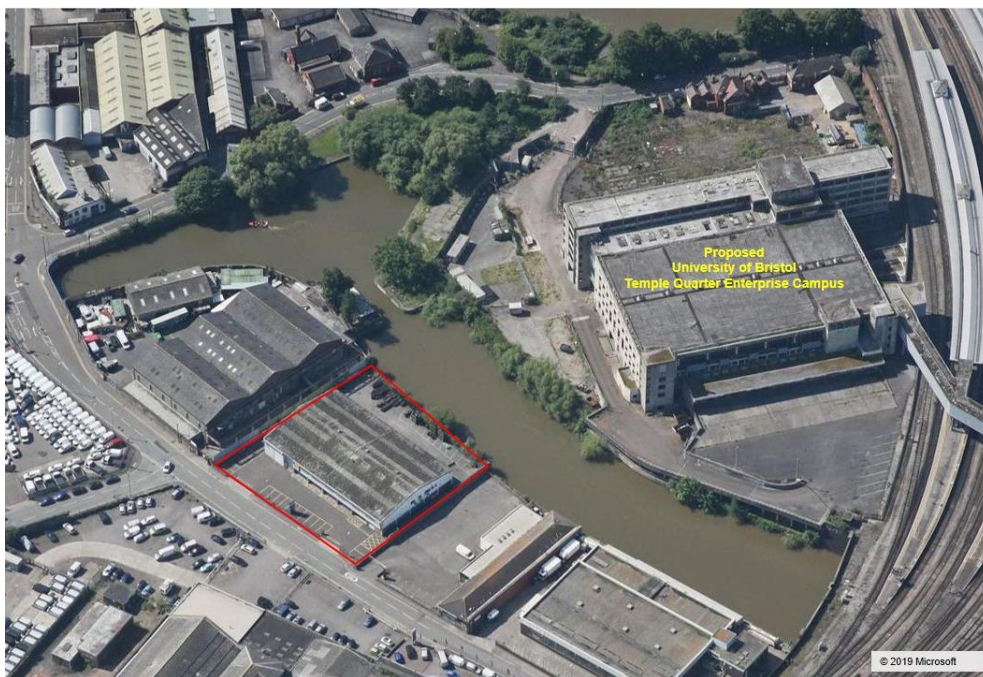


FOR SALE

ATS Centre, 68 – 72 Avon Street, St Phillips, Bristol BS2 0GH

Waterside Development Site

Hartnell
TaylorCook



- Opportunity to buy a prime freehold site close to Bristol city centre
- Freehold with vacant possession
- Situated in the Temple Quarter Enterprise Zone
- Prominent redevelopment site (subject to planning)
- Suitable for a variety of uses
- Circa 0.77 acres (0.311 ha)
- Located across the Floating Harbour from the University of Bristol's proposed Temple Quarter Enterprise Campus
- Offers invited for the freehold interest, either on a conditional or unconditional basis, exclusive of VAT

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SUBJECT TO CONTRACT

www.htc.uk.com

FOR SALE

ATS Centre, 68 – 72 Avon Street, St Phillips, Bristol BS2 0QH

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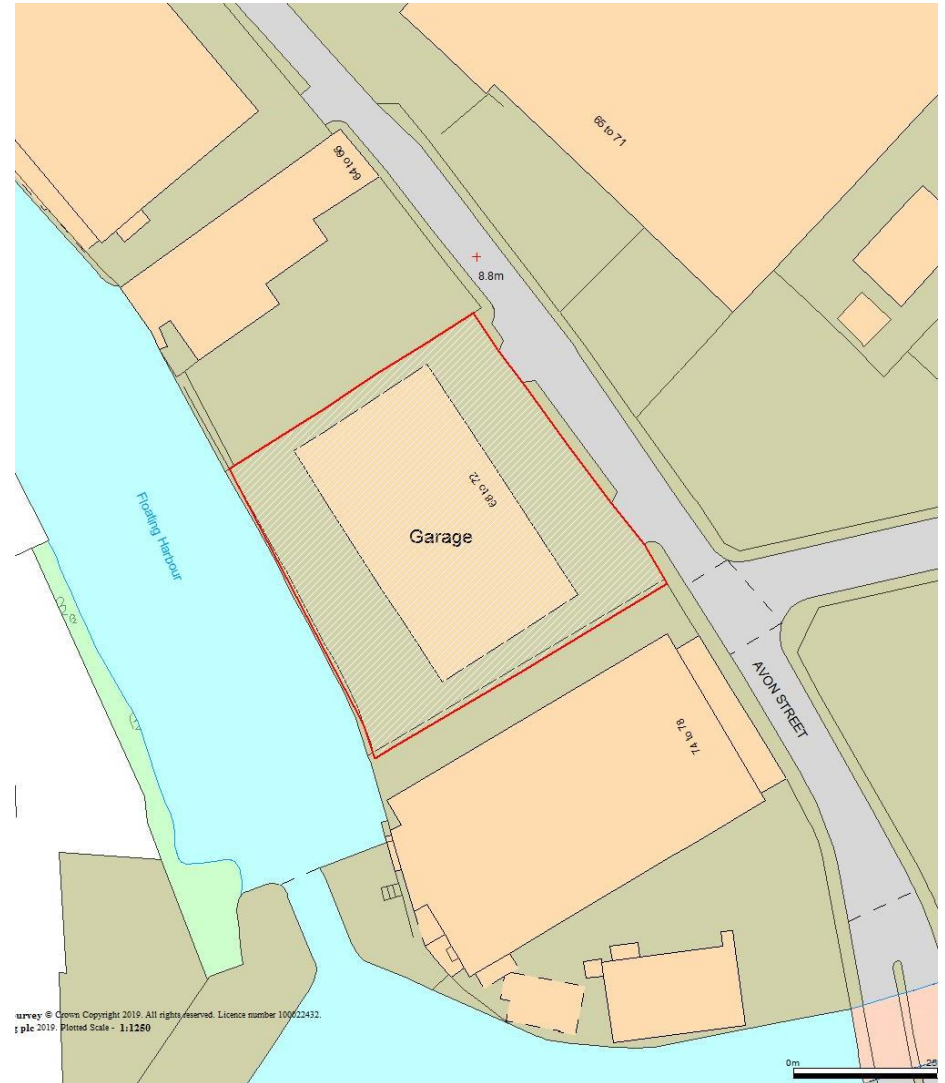
Location

The site is located 0.5 miles south east of Bristol city centre, in the Temple Quarter Enterprise Zone. Avon Street provides a vehicular and pedestrian link between Temple Way (A4044) to the north and Feeder Road to the south and is 5 minutes walk from Temple Meads Station and 15 minutes walk from the city centre.

The ATS Centre occupies a prominent position fronting onto Avon Street and backing onto the Floating Harbour.

The site is on the opposite side of the Floating Harbour from the University of Bristol's new £300 million Temple Quarter Enterprise Campus.

Nearby occupiers include Burges Salmon, PWC, NatWest, HMRC and an Ibis Hotel. A number of sites on Avon Street are being developed for student, PRS and residential uses.



FOR SALE

ATS Centre, 68 – 72 Avon Street, St Phillips, Bristol BS2 0QH

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Description

The site comprises a regular shaped flat site which is accessed off Avon Street, and backs onto the Floating Harbour. The building is a detached industrial warehouse unit configured as workshops, fitting bays, store, reception, office and WCs at ground floor with first floor offices.

The building is constructed on a steel portal frame with elevations of brickwork and cladding to the front elevation, there are four doors providing access to restricted height fitting bays and 3 full height doors to the commercial vehicle workshop.

Externally there is a large forecourt to the front of the building and a self-contained yard to the rear which is accessed via an access way within the southern boundary.

Accommodation

Ground floor with office, reception, WC	93.83 sq m	1,010 sq ft
Ground floor workshop, fitting bay, store	1,196.95 sq m	12,884 sq ft
First floor offices	619.94 sq m	6,673 sq ft
Total	1,910.72 sq m	20,567 sq ft
Mezzanine floor	117.24 sq m	1,262 sq ft
Site Area	0.311 ha	0.77 acres



FOR SALE

ATS Centre, 68 – 72 Avon Street, St Phillips, Bristol BS2 0QH

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Tenure

Freehold. The boundaries of the site are outlined on the OS extract for identification purposes only

Planning

The building is currently used for the fitting and storage of tyres and exhausts with ancillary offices and reception.

The site sits within the Bristol Enterprise Zone 70 ha (173 acres) of land surrounding Temple Meads Station which has been identified for employment and regeneration.

Bristol University has acquired the former Post Office Sorting Office opposite the site, for a new £300 million campus including innovation hub, a new student village and business school. Work has started on multi million pound infrastructure improvements to the area.

The site is suitable for a range of alternative uses including office, student accommodation, PRS, residential and educational uses subject to planning.

Legal Costs

Each party to bear their own legal costs.

VAT

VAT will be payable on purchase price.

Rateable Value

Vehicle repair workshop and premises - £58,000

Rates Payable - £28,594



FOR SALE

ATS Centre, 68 – 72 Avon Street, St Phillips, Bristol BS2 0QH

Hartnell
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Offers

Offers are invited on a conditional and unconditional basis.

Viewings & Further Information

For further information or to arrange an inspection of the site, please contact the below:

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January 2019

SUBJECT TO CONTRACT
Date of Production: 18 January 2019

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