



TO LET

Tel: 0117 984 8400

St Philips Gate, Chapel Street, St Philips, Bristol, BS2 0UL

**Detached high bay production warehouse with large
secure yard**

28,433 sq ft (2,641.51 sq m)

on approximately 1.4 acres (0.57 ha)



- Detached high bay production warehouse
- Large Secure yard
- 3 x 5 tonne Morris overhead cranes
- 8.8 eaves height
- Central Bristol Location
- 1 x 20 tonne Morris crane on rails



LOCATION

The property is located in St Philips, one of the city's longest established industrial areas. Surrounding occupiers include Howdens Joinery, Enterprise Rent-A-Car and Wessex Kia.

The site fronts Chapel Street which accesses Albert Road/Albert Crescent and then links to Feeder Road and the A4 Bristol to Bath Road via Totterdown Bridge. Access to the M32 is via the St Philips Causeway. Bristol City Centre is one mile to the north.

DESCRIPTION

The property comprises a detached triple span high bay production building, with an integral office content. The property has the following features:

- 8.8m to eaves (underside of valley line)
- Single roller shutter loading door
- 3 x 5 tonne Morris overhead cranes
- 1 x 20 tonne Morris crane on rails
- 3 phase power supply
- Secure yard with dual access
- Gas hot air blower

ACCOMMODATION

The property comprises a Gross Internal Area of:

Ground Floor Warehouse/Office	28,433 sq ft	2,641.51 sq m
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SERVICES

We understand that all mains services are connected to the property including gas, water, drainage and electricity. Applicants are advised to make their own enquiries to satisfy their requirements.

TENURE

The property is available in whole by way of a new FRI lease on terms to be agreed.

RENT

Upon application.

VAT

All figures quoted are exclusive of VAT if applicable.

BUSINESS RATES

Rateable Value of £73,000 (note this is not the rates payable figure).

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with any transaction

EPC

EPC rating: G160

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole agents:

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