



June 2019

UNIT A1

KINGSLAND TRADING ESTATE
ST PHILIPS ROAD BS2 0JZ

TO LET

Centrally Located Warehouse
with Offices & Large Shared Yard

30,604 SQ FT (2,843.16 SQ M)

CENTRAL BRISTOL
LOCATION
1.5 MILES
FROM J3 M32

IDEAL FOR ACCESS TO
THE CITY CENTRE, BATH
AND THE NATIONAL
MOTORWAY NETWORK

LARGE SHARED
YARD, DOCK &
LEVEL LOADING
DOORS

THE PROPERTY IS LOCATED ON ST PHILIPS ROAD, KINGSLAND TRADING ESTATE APPROXIMATELY 1 MILE FROM BRISTOL CITY CENTRE



ACCOMMODATION	SQ FT	SQ M
Warehouse	24,814	2305.29
Ground Floor	2,895	268.93
First Floor	2,895	268.93
TOTAL	30,604	2,843.16

Measured in accordance of the RICS Code of Measuring Practice on a GIA basis

DESCRIPTION

The property consists of:

- Steel portal frame construction
- 10% skylights and stripped lighting
- One level loading door and three dock level loading doors
- Solid concrete warehouse floor
- Internal eaves height of 5.6m (18ft)
- Two storey offices to St Philip's Road elevation
- Main and trade counter entrances
- Designated loading areas and car parking
- Concrete loading area



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THIS LOCATION PROVIDES EXCELLENT ACCESS TO BOTH THE CITY CENTRE AND M32 AND THE NATIONAL MOTORWAY NETWORK BEYOND

SAT NAV:
BS2 0JZ

PLANNING The units previous use is understood to be B1(c) (Light Industrial) and B8 (Storage and Distribution) under the Town and Country Planning Use Classes Order. We recommend interested parties undertake their own enquiries.

SERVICES We understand the property has mains water, mains drainage, gas and three phase electricity.

RENT Upon application.

TENURE The property is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC Available upon request.

RATES The property is listed as Warehouse and Premises by the VOA and has a Rateable Value of £141,000. For rates payable please contact the marketing agents.

LEGAL COSTS Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING For further information please contact the joint agents:



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