



**8,536 sq ft (793.03 sq m)**

### Property Highlights

- End of terrace warehouse / industrial unit.
- Incorporating ground floor office / ancillary accommodation and first floor offices.
- Within secure gated group of 5 units.
- Minimum clear height of 6.50 metres, 6.86 metres to the eaves.
- Within two miles of Bristol City Centre via A420.
- Approximately one mile from junction 3 of the M32.
- Well located to service Central and East Bristol, and M32 corridor.



For more information, please contact:

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### Location

Whitehall Trading Estate is an established estate, situated off Gerrish Avenue between the B4465 Easton Road and the A420 Church Road. The latter provides access to junction 3 of the M32 via the A4320, and Bristol City Centre directly.

Approximate distances are as follows:

- Junction 3 of the M32 motorway - 1 mile (1.6 km).
- Bristol City Centre - 2 miles (3.2 km).
- Junction 19 of the M4 motorway- 5.5 miles (9 km).

### Description

The property comprises an end of terrace warehouse / industrial unit incorporating ground floor ancillary core / kitchenette / WC's. ground and first floor offices. The building is of concrete frame construction, predominantly brick elevations and has a pitched roof providing a minimum clear height of 6.50 metres to underside of concrete beam and 6.86 metres to the eaves. A sectional roller shutter loading door opens on to the forecourt yard / car parking area, within a secure gated yard serving five units.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) as follows:

Description	Sq M	Sq Ft
Warehouse	616.09	6,632
Ground Floor Ancillary	87.63	943
First Floor Offices / Ancillary	89.31	961
<b>Total GIA</b>	<b>793.03</b>	<b>8,536</b>

### Planning

The property has previously been used for Storage & Distribution purposes (Class B8) and we anticipate would also be suitable for Light Industrial (Class B1(c)). Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use.

### Services

We understand that all mains services are provided to the units, including water, drainage, gas, and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

### Energy Performance

A full Energy Performance Certificate has been prepared, and is available upon request. The unit has been given an Energy Performance Rating of C-72

### Rateable Value

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a rateable value of £40,250.





**Tenure**

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

**Rent**

Upon application.

**Estate Service Charge**

An Estates Service Charge will be payable, in accordance with the terms of the Lease.

**VAT**

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

**Legal Costs**

Each party is to bear their own legal and surveyors costs incurred in any transaction.

**Viewing**

Strictly by appointment with the Sole Agents, Cushman & Wakefield.

**Subject to Contract**

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**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

## **Unit 8, Whitehall Trading Estate**

Gerrish Avenue, Whitehall, Bristol, BS5 9DF



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