

FOR LEASE

# Unit 8, Kenn Court Business Park

Roman Farm Road

**Hengrove**

Bristol, BS4 1UL



## WAREHOUSE / INDUSTRIAL / TRADE COUNTER

**2,499 sq ft (232.13 sq m)**

- + Modern end of terrace warehouse / industrial unit.
- + All services provided, redecorated and immediately available.
- + Incorporating ground floor office, WC, and kitchenette.
- + Insulated profile sheet pitched roof, with 20% translucent roof panels.
- + 3.44m eaves height, rising to 4.96m at the apex.
- + Within modern secure gated business park.
- + Good local amenities and within 4 miles of Bristol City Centre.
- + Well located to service South and Central Bristol, and North Somerset.



## CONTACT US

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**CBRE**

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### PROPERTY OVERVIEW

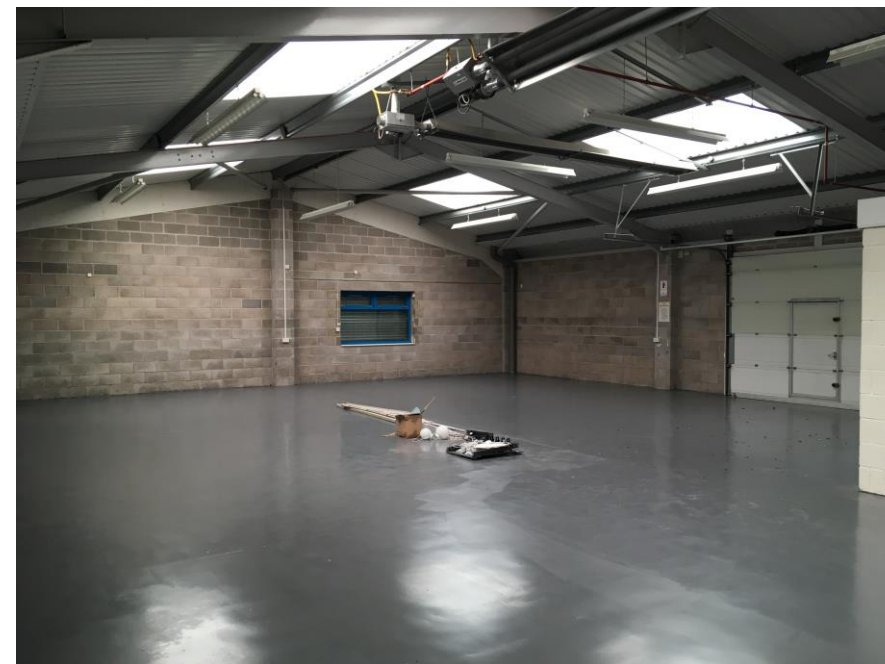
#### DESCRIPTION

- + Modern end of terrace warehouse / industrial unit.
- + Incorporating ground floor office, WC, and kitchenette.
- + Steel portal frame construction with brick / block elevations.
- + Insulated profile sheet pitched roof, with 20% translucent roof panels.
- + 3.44m eaves height, rising to 4.96m at the apex.
- + Up and over roller shutter loading door, 3.51m wide by 2.88m high.
- + High level suspended heaters and power sockets in the warehouse.
- + Wall-mounted electric heaters in the ancillary areas.
- + Tarmacadam loading apron and 4 allocated car parking spaces.

#### ACCOMMODATION

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

| Accommodation                    | Sq M          | Sq Ft        |
|----------------------------------|---------------|--------------|
| Warehouse / Industrial           | 207.94        | 2,239        |
| Ground Floor Offices / Ancillary | 24.19         | 260          |
| <b>Total GIA</b>                 | <b>232.13</b> | <b>2,499</b> |



#### SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

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## PROPERTY OVERVIEW



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## FURTHER INFORMATION

### PLANNING

The property is anticipated to be suitable for Class B1(c) Light Industrial and Class B8 Storage & Distribution purposes. Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use.

### ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (51).

### RATEABLE VALUE

The property is listed in the Valuation List 2017 as Builders Merchant and Premises, with a Rateable Value of £14,750.



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### TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

### RENT

Upon application.

### ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of estate.

### VAT

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

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

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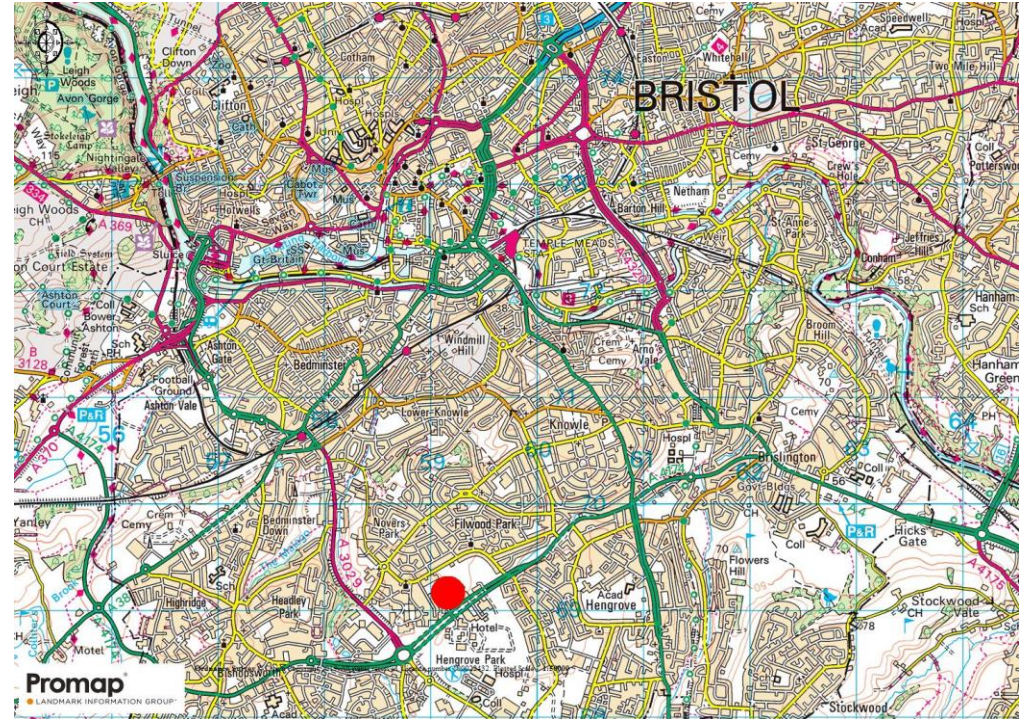
## LOCATION BS4 1UL

### SITUATION

- + Within modern secure gated business park.
- + Established trading location, just off A4174 Hengrove Way close to the connection to the South Bristol Link Road.
- + Adjacent to bus terminal and Enterprise Trade Centre.
- + Nearby amenities include petrol filling station, convenience store, Hengrove Leisure Park, and Imperial Retail Park.
- + Good access to A38, A37 and A4 Bath Road.

### TRAVEL DISTANCES

- + A4 Bath Road – 2.30 miles (3.70 km)
- + Bristol City Centre – 3.90 miles (6.30 km)
- + Junction 3 of the M32 motorway – 5.20 miles (8.30 km)
- + Junction 18 of the M5 motorway – 9.80 miles (15.80 km)



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