



Unit 2 Orpen Park Ash Ridge Rd, North Bristol, BS32 4QD

TO LET

Area: 7,963.00 sq ft (739.79 sq m) | Rent PA: £63,305.85

LOCATION

Orpen Park forms part of a well-established / mixed use commercial area and is located in north Bristol, adjacent to the M4 and M5 motorway interchange. Motorway access is gained at Junction 16 of the M5 located a short distance to the west via the A38 which also links the Park to the city centre, approximately 7.5 miles to the south.

KEY FEATURES

- Adjacent M4/M5 Intersection
- Prime Bristol location
- Close to J16 of M5
- Fully refurbished
- 16 marked car spaces
- Estate fronts the M5
- Seperate car parking/loading
- Canopy over loading bay

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DESCRIPTION

The estate was built in 1988 and Unit 2 comprises a modern mid-terraced refurbished warehouse unit, with 7.2m eaves and first floor offices. The unit is of steel portal frame construction with steel profile metal sheet cladding and pitched profile sheet roof, which has also been fully repaired/refurbished. The unit has a kitchen and WC facilities on the ground floor and externally is a loading yard and 16 marked car spaces.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	6,549.00	608.42
GF Office	345.00	32.05
FF Office	1,069.00	99.31
TOTAL	7,963.00 SQ FT	739.79 SQ M

TENURE:

New FRI Lease for a term of years to be agreed.

PLANNING:

We understand the unit benefits from Class B1 (light industrial) and Class B8 (warehouse and storage) consent. Interested parties should make their own enquires.

RENT PA:	£63,305.85	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	A service charge is applicable.	RATEABLE VALUE:	The Rateable Value is £47,000. Please contact the agents for rates payable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT