

TO LET

St Philips Gate Chapel Street
Bristol BS2 0UL



Detached high bay production warehouse
with large secure yard

PROPERTY FEATURES

- 28,433 sq. ft. (2,641.51 sq. m.) on approximately 1.4 acres (0.57 ha)
- 3 x 5 tonne Morris overhead cranes
- 8 m eaves height
- Central Bristol location
- 1 x 20 tonne Morris crane on rails

AREA EDGED BLUE POTENTIALLY AVAILABLE

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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 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 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

Area edged blue on the front cover can be made available to allow access and profile from Feeder Road.

ACCOMMODATION

The property comprises a Gross Internal Area of:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Ground Floor Warehouse/Office	28,433	2,641.51
Total	28,433	2,641.51

TENURE

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

RENT

Upon Application.

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.



BUSINESS RATES

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

VAT

All quoted figures are exclusive of VAT if applicable.

LEGAL FEES

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

EPC RATING

G – 160.



For further details please contact:



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January 2019 – subject to contract

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