

TO LET WAREHOUSE / INDUSTRIAL UNIT

UNIT H, ST VINCENTS TRADING ESTATE

Feeder Road, St Philips, BS2 0UY

16,586 sq ft (1,541 sq m)



Key Highlights

- Prominently located on Feeder Road
- Secure yard to rear
- Internal office accommodation
- Surrounding trade occupiers including Wolseley, Benchmarx, Smith Brothers and Cromwell

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Location

The unit is situated within St Vincents Trading Estate, enjoying a highly prominent position fronting Feeder Road, a popular destination for trade occupiers. Bristol City Centre is approximately 1.5 miles west and access to the M32 can be gained via St Philips Causeway, approximately 4 miles away. In addition Temple Meads train station is located within close proximity, to the west of the property.

Description

Unit H is an end terrace unit of steel truss frame construction with brick/block elevations and steel profile cladding above. The pitched roof benefits from 10% natural roof lights, whilst the property has an eaves height of 5.80m. The property benefits from ground floor office accommodation internally.

An electric roller shutter door provides access into the unit, whilst the secure yard is accessed via a separate electric loading door to the rear. Externally the property benefits from 28 demised car parking spaces to the front.

Accommodation

GROUND FLOOR	SQ M	SQ FT
Warehouse	1,434	15,435
Office	107	1,151
TOTAL (GIA)	1,541	16,586

Rent

Upon application.

Tenure

Available on the basis of a new full repairing and insuring lease, for a term of years to be agreed.

Planning

We understand the property benefits from B2 (General Industrial) planning consent and may equally be suitable for B1 (Light Industrial) and B8 (Storage & Distribution) uses, subject to the necessary consents. Interested parties are advised to make their own enquiries to Bristol City Council.

Rateable Value

The property has a rateable value of £63,000 according to the VOA website.

Services

The property benefits from mains water, gas and three phase electricity.

EPC

Available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All figures are exclusive of VAT, where applicable.

Viewing & Further Information

Strictly by prior arrangement.

Contact

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