



TO LET

WAREHOUSE PREMISES

BS11 8AT
UNIT 1, DEAN ROAD TRADING ESTATE,
DEAN ROAD, BRISTOL

9,967 SQ.FT (925.93M²)

LOCATION

Dean Road Trading Estate is a prime location for hauliers and related trades who require good access to the motorway network. It is located in the heart of Avonmouth's industrial area.

Bristol benefits from excellent road links being situated close to the intersection of the M4, M5 and M49 motorways. The M5 links the south of the city to Exeter and Cornwall and Birmingham to the north. The M4 links Cardiff to the west and London to the east. The M49 joins the M5 at Junction 18 and provides a link to the M4 at Junction 22. Bristol also benefits from excellent rail, sea and air transportation links.

DESCRIPTION

Dean Road Trading Estate comprises a large, secure industrial estate. The industrial/warehouse units are configured as 9 individual units arranged in 2 terraces. Unit 1 is a cross-docked unit with loading doors to the north and east elevations. Both elevations have canopies and dock level loading doors. Internally the unit benefits from office accommodation and WC's.



- Close to M4 and M5
- HGV parking
- 5 Dock Levellers
- On site security





ACCOMMODATION

The unit comprises the following gross internal areas:

	SQ FT	SQ M
Warehouse Area	8,967	833.09
Office and WC	999	92.86
Total	9,967	925.93

FEATURES

- Car parking space
- 24 hour site security/CCTV
- 5 dock levellers
- 4 tail gate loading bays
- 10 HGV parking spaces

RENTAL

The premises are available To Let by way of a new Full Repairing and Insuring lease at a quoting rent of £55,000 per annum exclusive.

SERVICE CHARGE

An additional service charge is payable in relation to the shared maintenance of the shared and external parts of the building and the external part of the estate. For the 12 month period ending 31st December 2016 the estate service charge budget is TBC.

The tenant is to pay the building insurance premium on the premises. The insurance premium for the 12 months ending 31st December 2016 is £3,292.61 exclusive.

Estate Plan



LEASE TERMS

The property is available to let on a new lease for a minimum term of five years. The Tenant shall accept full responsibility for repairs to the Property during the lease term.

A rental deposit may be required subject to the financial status of the Tenant.

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required.

RATING ASSESSMENT

According to the Valuation Office the premises has a rateable value (2010 List) of £27,750. The UBR for 2016/2017 is 49.7p in the £ giving rates payable of approximately £13,791.75 in the rating year.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating:- Band E (110). Full copies of the EPCs are available for inspection if required.

LEGAL COSTS

Each party to be responsible for its own legal costs except if the Tenant should require an amendment to the Landlord's standard form of tenancy documentation when a charge may be administered

Location Plan



VIEWING

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