



## Terraced warehouse

**520.17 sq m (5,599 sq ft)**

### Property Highlights

- Terraced warehouse and parking
- 6.3 m minimum eaves height
- 1 level access roller shutter warehouse door
- Fitted office accommodation
- Established central commercial location
- Close proximity to the M32 Motorway

### Description

The property comprises a mid terrace industrial warehouse of concrete portal frame construction under a pitched roof incorporating translucent panelling. Elevations comprise a combination of blockwork and cladding. Vehicular access to the buildings is provided via one level access roller shutter door.

The property benefits from ground floor office accommodation.



For more information, please contact:

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### Location

The property is located on the Newbridge Trading Estate, within the popular industrial area of St Philips. The estate fronts onto the Whitby Road, which in turn joins the Feeder Road, the main roads in St Philips.

Newbridge Trading Estate is an established commercial location, with neighbouring occupiers including, DS Smith, Wolseley, Euro Car Parts, and numerous car garages.

Approximate travel distances are as follows:

- Bristol Temple Meads – 2.5 miles (4.0 km)
- Junction 3 of M32 Motorway – 3 miles (4.8 km)
- M4/M5 Motorway interchange – 10 miles (16 km)
- Avonmouth Docks – 10 miles (16 km)
- London – 119 miles (191 km)

### Accommodation

| Description            | Sq M          | Sq Ft        |
|------------------------|---------------|--------------|
| Ground Floor Warehouse | 477.34        | 5,138        |
| Ground Floor Offices   | 42.83         | 461          |
| <b>Total</b>           | <b>520.17</b> | <b>5,599</b> |

### Planning

Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use.

### Services

We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

### Tenure

The property is available by way of a new Full Repairing and Insuring lease, subject to terms.

### Rent

Upon application.

### Rateable Value

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £25,000.

### EPC

Available upon request.

### VAT

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

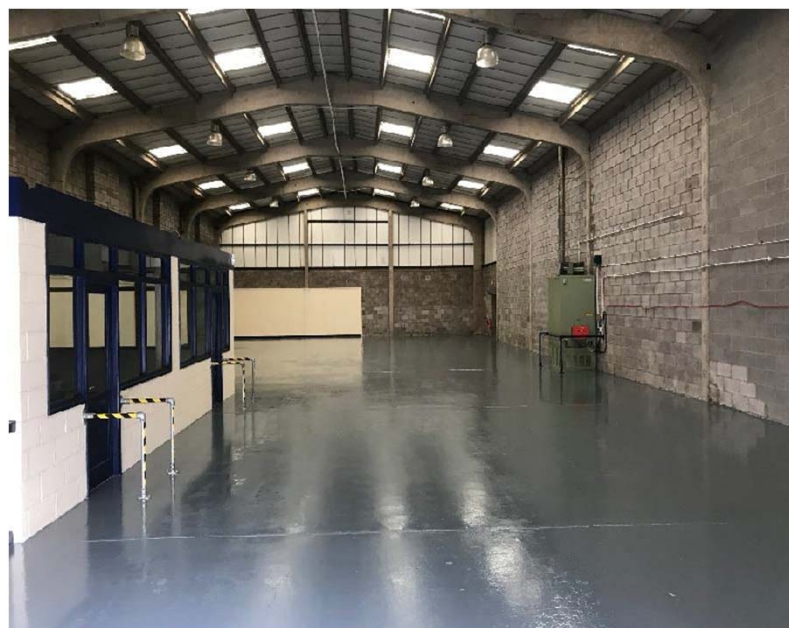
### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

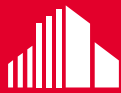
### Viewings

Please contact Sole Agents Cushman & Wakefield for further information and viewings.

Ed Rohleder                      0117 910 5280  
Martha Freer                    0117 910 5262





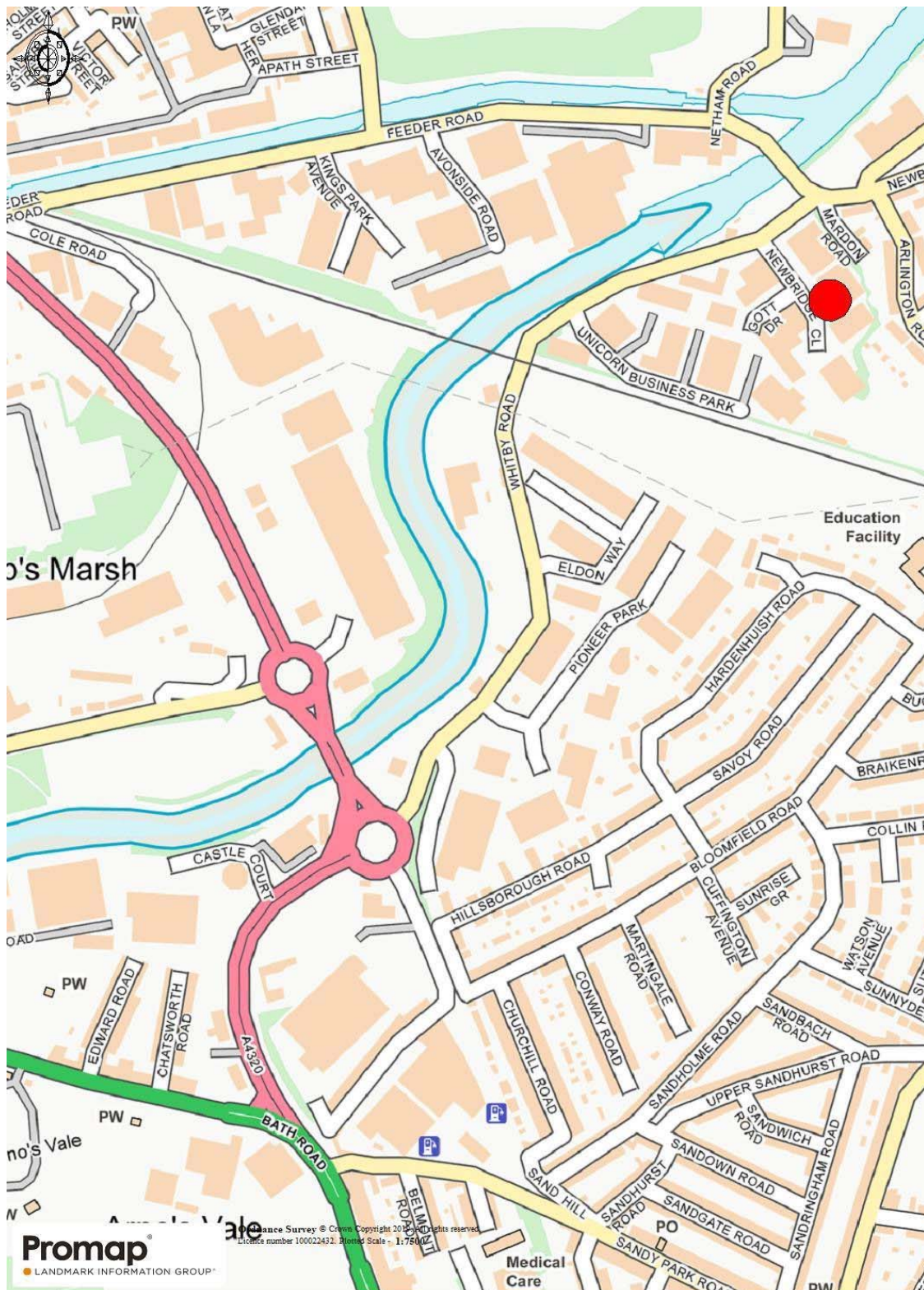


**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**Unit 3, Newbridge Trading Estate**

**St Philips, Bristol, BS4 4AX**



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