



**BNP PARIBAS
REAL ESTATE**

| Real Estate for a changing world



TO LET

Unit 8, Kenn Court Business Park, Roman Farm Road, Bristol BS4 1UJ

Modern Trade-Counter/ Industrial Warehouse
2,483 sq.ft (230.6 sq.m)

- ◇ Modern Industrial Unit
- ◇ Would Suit a Trade Counter Use
- ◇ Forecourt and 4 Car Parking Spaces
- ◇ Popular Location
- ◇ Good Access to the A4174 Ring Road
- ◇ Refurbished Condition

**LOCATION**

Kenn Court Business Park is located off Hengrove Way (A4174), directly opposite Hengrove Leisure Park. The area is a popular trading location with ample local amenities and good road links including the A38, A37 and A4 Bath Road.

Bristol City Centre is 3.5 miles north and provides access to the M32 Motorway which in turn links to the M4 and M5 motorways. Junction 19 of the M5 motorway is 8 miles North West.

DESCRIPTION

Unit 8 comprises an end of terrace industrial unit of brick and steel frame construction with a concrete floor under an insulated profile roof. There is a single up and over shutter door providing vehicular access into the warehouse and separate pedestrian access into the offices and warehouse.

Internally, the unit is of a good specification with a small office/reception and WC to front.

The property benefits from 4 car parking spaces.

ACCOMMODATION

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

	SQ. FT.	SQ. M.
Warehouse	2,483	203.6

RENT

Rent on application

TERMS

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

SERVICES

We are verbally informed that all mains services exist including mains 3 phase electricity. Any occupier should make their own enquiries.

RATES

The property is identified by the valuation office as a Builders Merchant & premises with a rateable value assessment of £14,750 effective from 1st April 2017 For rates payable please contact the marketing agent.

VAT

All terms quoted are exclusive of VAT where appropriate.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

EPC Rating C51.

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole agents:

Josh Gunn 0117 456 4512

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Details updated January 2019

SUBJECT TO CONTRACT

