

7,754 sq ft (720.34 sq m) to let

Orpenpark
ASH RIDGE ROAD BRISTOL BS32 4QD

TWO



- MODERN MID TERRACE UNIT - UNDERCROFT AREA OFFERS FLEXIBLE SPACE -
- PRIME NORTH BRISTOL DISTRIBUTION LOCATION - EXCELLENT M4/M5 MOTORWAY ACCESS -

adjacent to the M5 surrounded by success

LOCATION

- Established logistics and industrial location
- Adjacent to J16 of the M5
- Less than ½ a mile from the M4/M5 interchange
- Situated at the end of Ash Ridge Road
- Accessed off A38 Aztec West roundabout and via Bradley Stoke Way & Woodlands Lane

PLANNING

- Most recently used for B8 (Storage & Distribution) uses
- May also suit B1(c) (Light Industrial) & B2 (General Industrial) uses subject to any necessary planning consents.
- Interested parties are advised to make their own enquiries via South Gloucestershire Council planning department (01454 868004)

KEY FEATURES

- Modern mid terrace warehouse / light industrial unit
- Integral first floor offices and ground floor core / WC's
- Ground floor undercroft with windows. Capable of being used for storage or for conversion to provide additional offices / trade counter area
- Clear span steel portal frame construction, with concrete floor
- Profile metal sheet cladding and pitched roof incorporating 10% translucent roof panels
- 7.07m eaves rising to 8.55m at the apex
- Recessed sectional roller shutter loading door providing canopied loading area
- Dedicated concrete loading apron
- Car parking area providing 16 spaces

ACCOMMODATION

UNIT TWO SQ M SQ FT

Warehouse	591.38	6,366
Ground Floor Core / Ancillary	34.84	375
First Floor Offices / Ancillary	94.12	1,013
TOTAL GIA	720.34	7,754



The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition).

SAT NAV: BS32 4QD



EPC RATING:

C - 71

BUSINESS RATES:

Rateable value as per Valuation List 2017: £47,000

ESTATES

SERVICE CHARGE:

Payable in accordance with the terms of the lease

RENT:

Upon application

TENURE:

New Full Repairing & Insuring lease for a term of years to be agreed

VAT:

All figures exclusive of vat which will be payable

LEGAL COSTS:

Each party is to bear their own costs incurred in any transaction

VIEWINGS & FURTHER ENQUIRIES:



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded, June 2017

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