

FOR LEASE

Unit 7, Newbridge Trading Estate

Whitby Road

St Philips

Bristol, BS4 4AX



WAREHOUSE / INDUSTRIAL

30,746 sq ft (2,856.30 sq m)

- + Detached triple bay warehouse / industrial unit with two-storey offices.
- + Replacement roof, with 10% translucent roof panels.
- + Up to 6.00m eaves height, three full height roller shutter loading doors.
- + Dedicated loading yard / good car parking provision.
- + Can be let in conjunction with Unit 6, providing a total of 45,660 sq ft
- + Within 2 miles of Bristol City Centre via A4 Bath Road.
- + Access to Junction 3 of the M32 motorway via A4320 St Philips Causeway.
- + Well located to service Central and East Bristol, and M32 corridor.



CONTACT US

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PROPERTY OVERVIEW

DESCRIPTION

- + Detached triple bay warehouse / industrial unit.
- + Incorporating high quality two-storey offices, with trade counter area.
- + Concrete frame construction with concrete floor.
- + Brick elevations up to 4m, steel profile sheet cladding above.
- + Replacement roof, with 10% translucent roof panels.
- + Up to 6.00m eaves height, three full height roller shutter loading doors.
- + Dedicated loading yard / good car parking provision.



ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Lower Tier		
Warehouse / Industrial	940.25	10,122
Ground Floor Offices / Ancillary	253.35	2,727
First Floor Offices / Ancillary	374.96	4,036
Total Lower Tier	1,568.56	16,885
Upper Tier		
Warehouse / Industrial	1,287.74	13,861
Total Upper Tier	1,287.74	13,861
Total GIA	2,856.30	30,746

Can be let in conjunction with Unit 6, providing a total of 45,660 sq ft

SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

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FURTHER INFORMATION

PLANNING

The property has previously been used for Class B2 General Industrial and Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (69).

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £105,000.



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TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

RENT

Upon application.

ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of estate.

VAT

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

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

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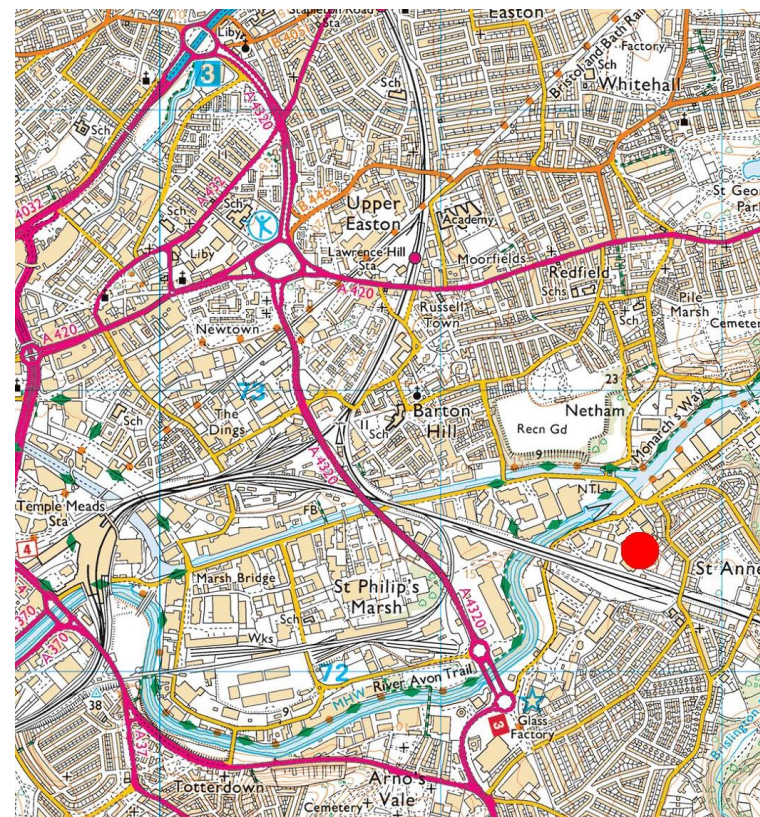
LOCATION BS4 4AX

SITUATION

- + Within a gated trading estate, on Newbridge Close.
- + Situated off Whitby Road, in an established industrial area.
- + Whitby Road connects to A4320 St Philips Causeway.
- + Access to Bristol City Centre via A4 Bath Road, and Junction 3 of the M32 motorway via A4320 St Philips Causeway.

TRAVEL DISTANCES

- + Bristol City Centre – 2 miles (3.20 km)
- + Junction 3 of the M32 motorway – 2.50 miles (4.00 km)
- + A4174 Avon Ring Road – 3.50 miles (5.70 km)
- + Junction 19 of the M4 motorway – 6.80 miles (10.90 km)
- + M4 / M5 interchange – 9.40 miles (15.10 km)
- + Bath City Centre – 12.70 miles (20.40 km)



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