

## Preliminary Brochure **WAREHOUSES TO LET**



Units C1 / C2  
St Vincents Trading Estate  
Feeder Road  
St Philips  
Bristol, BS2 0UY

**5,350 – 15,350 ft<sup>2</sup> (497 - 1,426 m<sup>2</sup>)**

- Prominent trade counter units fronting Feeder Road in Central Bristol
- 6m internal eaves height
- Roller shutter doors to the rear of each warehouse
- Good parking provision on the estate

### LOCATION

The properties are situated on St Vincents Trading Estate, benefitting from a highly prominent position fronting Feeder Road, adjacent to Netham Lock. Bristol City Centre is approximately 1.5 miles west and access to the M32 can be gained via St Philips Causeway at approximately 4 miles. In addition Temple Meads train station is located within close proximity.

### DESCRIPTION

The properties comprise an end terrace (C2) and mid terrace (C1) steel portal frame warehouses with traditional brickwork and steel profile cladding elevations under an insulated double pitched roof. There are roller shutter doors to the rear of each unit and office accommodation at the front. The unit has the benefit of 6m (19'8") eaves and approximately 10% roof lights.

ACCOMODATION	Sq m	Sq ft
Unit C1	929	10,000
Unit C2	497	5,350
<b>Total GIA (approx)</b>	<b>1,426 m<sup>2</sup></b>	<b>15,350 ft<sup>2</sup></b>

### SERVICES

The property has the benefit of mains water, mains drainage, gas and three phase electricity.

### TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

### RENT

Upon application.

### RATING

**Unit C1 – RV £33,250 (rates payable 2014/15 £16,027pa)**  
**Unit C2 – RV £20,250 (rates payable 2014/15 £9,761 pa)**

We recommend that interested parties confirm the exact rating liability with Bristol City Council.

EPC - C54

### PLANNING

We understand the units has the benefit of B8 Storage and Distribution and B1 (C) Light Industrial planning consents. However interested parties should make their own enquiries to Bristol City Council on 0117 922 2000.

### VIEWINGS

For further information, or to arrange a viewing, please contact:

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**Subject to Contract  
July 2014**