

UNIT 2 BONVILLE TRADING ESTATE

Brislington, Bristol BS4 5SE

A detached warehouse unit available
in a well established trade location

TO LET

35,460 sq ft
(3,294.30 sq m)
1.23 acres (0.50 ha)

- Detached warehouse/Industrial unit
- Currently operated with trade counter provision
- Prominently located off Bonville Rd
- Concrete fenced yard area
- Fully fitted office accommodation
- Undergoing complete refurbishment

LOCATION

The property is located within south Bristol on Bonville Trading Estate, part of the wider and well-established Brislington Trading Estate area. The A4 Bath Road is located immediately adjacent to the estate and is the main arterial route linking the cities of Bristol and Bath. Excellent access to the wider motorway network is provided via the A4320 St Philips Causeway, leading to Junction 3 of the M32. The M32 provides access to the M4 motorway and the M4/M5 interchange, opening up the national motorway network. The A4174 Ring Road is also located in close proximity to the estate, providing transport links to conurbations in north/east Bristol and also to the new South Bristol Link Road.

Excellent access to the A4174 Ring Road and the national motorway network



6.30m
eaves height



x3
Roller
shutter
doors

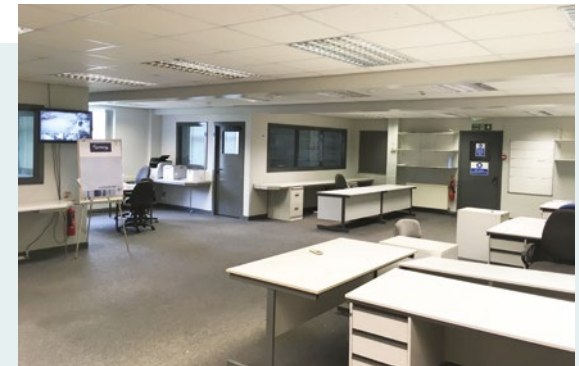


**Trade
Counter**
and office
accommodation



DESCRIPTION

The property consists of a detached warehouse/industrial unit, which is currently operated with ancillary trade counter use. The unit is of steel portal frame construction under a single pitched roof. The warehouse space incorporates an eaves height of 6.30 metres, rising to 8.70 metres at the apex above concrete flooring. A separate trade counter entrance is installed to the front elevation. The two storey office accommodation is generally open plan and incorporates kitchen space and w/c's on each floor. Three electrically operated roller shutter doors, provide access onto the yard/circulation area externally, which is concreted, fenced and gated.





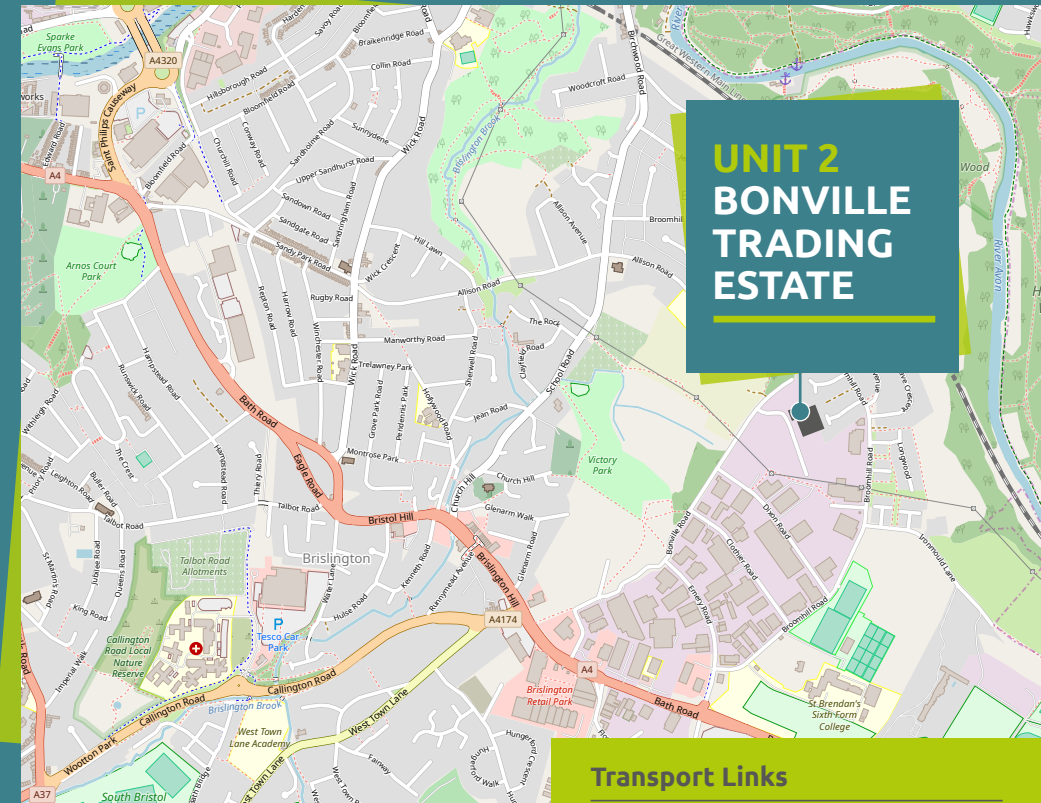
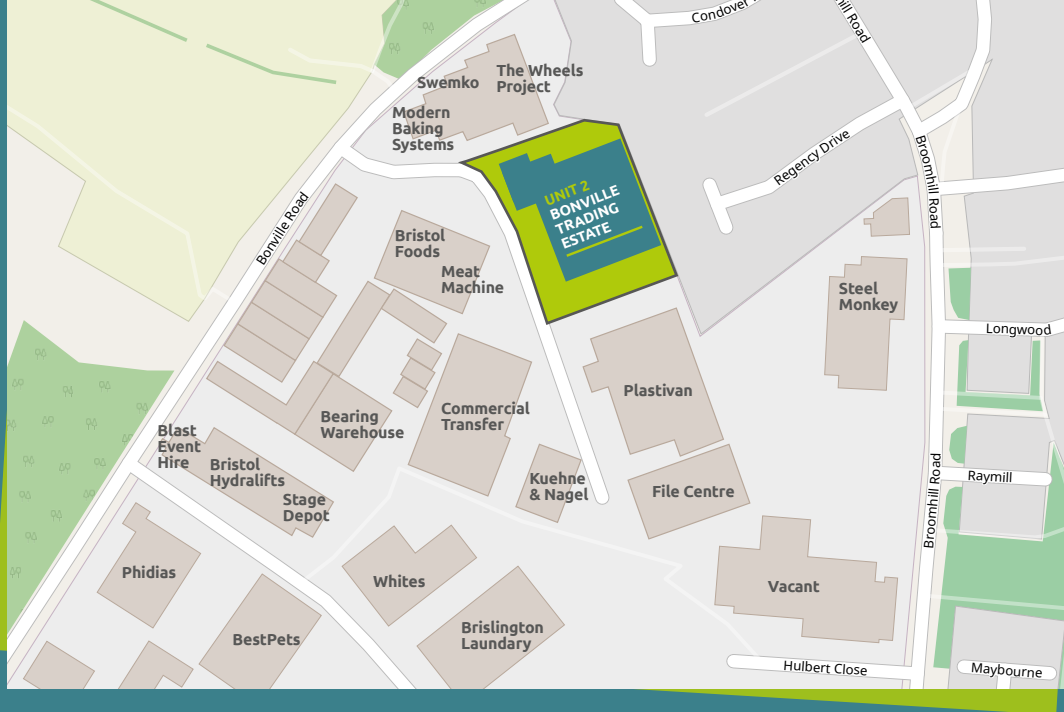
Accommodation

Warehouse	27,451 sq ft	2,550.30 sq m
Ground Floor Office	4,004 sq ft	372.00 sq m
First Floor Office	4,004 sq ft	372.00 sq m
Total GIA	35,460 sq ft	3,294.30 sq m



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Rent

Upon application

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Planning

We understand that the property has previously been used for B8 (Storage and Distribution) Use. The property may also be suitable for B1c (Light Industrial) and B2 (General Industrial) Use, subject to necessary consents. Interested parties are advised to make their own enquiries with the local authority.

Services

We understand that the property benefits from mains water, drainage and electricity. Interested parties are advised to make their own enquiries into gas supply availability.

Rateable Value

The property is listed under the VOA's 2017 listing as having a rateable value of £108,000.

EPC

The property has an Energy Performance Certificate rating of D80. A copy of the EPC certificate is available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable

Transport Links	
City Centre	3 miles
Bath	9.5 miles
A4174 Ring Road	0.5 miles
M32	4 miles
M4 J19	7.5 miles

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