

FOR LEASE

# Unit 17, Kenn Court Business Park

Roman Farm Road

Hengrove

Bristol, BS4 1UL



## WAREHOUSE / INDUSTRIAL / TRADE COUNTER

**1,298 sq ft (120.56 sq m)**

- + Modern end of terrace warehouse / industrial unit.
- + All services available, to be refurbished.
- + Incorporating ground floor office / lobby, WC, and kitchenette.
- + Insulated profile sheet pitched roof, with 20% translucent roof panels.
- + 4.83m eaves height, mezzanine capable of being removed to suit.
- + Within modern secure gated business park.
- + Good local amenities and within 4 miles of Bristol City Centre.
- + Well located to service South and Central Bristol, and North Somerset.



## CONTACT US

### PHILIP CRANSTONE

Director  
+44 (0)117 943 5873  
Philip.cranstone@cbre.com

### JAMES NELSON

Graduate Surveyor  
+44 (0)117 943 5869  
James.nelson@cbre.com

### RUPERT ELPHICK

BNP Paribas Real Estate  
+44 (0)117 456 4502  
Rupert.elphick@realestate.bnpparibas

### CBRE OFFICES

Floors 13&14, Clifton Heights,  
Triangle West, Clifton,  
Bristol, BS8 1EJ  
T +44 (0)117 943 5757



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**CBRE**

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## PROPERTY OVERVIEW

### DESCRIPTION

- + Modern end of terrace warehouse / industrial unit.
- + Incorporating ground floor office / lobby, WC, and kitchenette.
- + Steel portal frame construction with brick / block elevations.
- + Insulated profile sheet pitched roof, with 20% translucent roof panels.
- + 4.83m eaves height, mezzanine capable of being removed to suit.
- + Up and over roller shutter loading door, 3.50m wide by 3.00m high.
- + Office area beneath mezzanine, with suspended ceiling incorporating recessed lighting.
- + Tarmacadam loading apron and 3 allocated car parking spaces.

### ACCOMMODATION

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

Accommodation	Sq M	Sq Ft
Warehouse / Industrial / Ancillary	120.89	1,301
(Mezzanine Floor)	(105.36)	(1,134)
<b>Total GIA</b>	<b>120.89</b>	<b>1,301</b>



### SERVICES

We understand that mains services are available to the property including water, drainage, gas (capped off), and 3 phase electricity.

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## FURTHER INFORMATION

### PLANNING

The property is anticipated to be suitable for Class B1(c) Light Industrial and Class B8 Storage & Distribution purposes. 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.

### RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £8,500.



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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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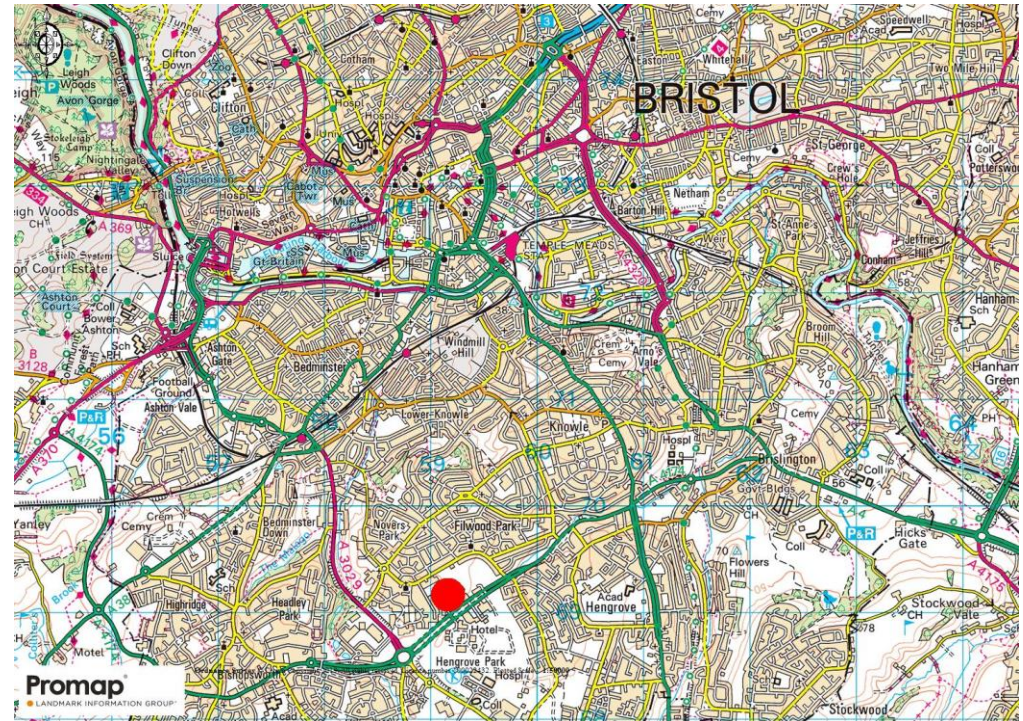
## LOCATION BS4 1UL

### SITUATION

- + Within modern secure gated business park.
- + Established trading location, just off A4174 Hengrove Way close to the connection to the South Bristol Link Road.
- + Adjacent to bus terminal and Enterprise Trade Centre.
- + Nearby amenities include petrol filling station, convenience store, Hengrove Leisure Park, and Imperial Retail Park.
- + Good access to A38, A37 and A4 Bath Road.

### TRAVEL DISTANCES

- + A4 Bath Road – 2.30 miles (3.70 km)
- + Bristol City Centre – 3.90 miles (6.30 km)
- + Junction 3 of the M32 motorway – 5.20 miles (8.30 km)
- + Junction 18 of the M5 motorway – 9.80 miles (15.80 km)



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