



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**Unit 8, Whitehall Trading Estate**

Gerrish Avenue, Whitehall, Bristol, BS5 9DF



**8,536 sq ft (793.03 sq m)**

### Property Highlights

- End of terrace warehouse / industrial unit.
- Incorporating ground floor office / ancillary accommodation and first floor offices.
- Within secure gated group of 5 units.
- Minimum clear height of 6.50 metres, 6.86 metres to the eaves.
- Within two miles of Bristol City Centre via A420.
- Approximately one mile from junction 3 of the M32.
- Well located to service Central and East Bristol, and M32 corridor.



For more information, please contact:

Ed Rohleder  
Senior Surveyor  
0117 910 5280  
[ed.rohleder@cushwake.com](mailto:ed.rohleder@cushwake.com)

Chris Yates  
Associate  
029 2026 2272  
[Chris.Yates@cushwake.com](mailto:Chris.Yates@cushwake.com)

Rivergate House, 70 Redcliff Street,  
Bristol, BS1 6AL  
phone: +44 (0)117 910 6699

[cushmanwakefield.com](http://cushmanwakefield.com)



**Location**

Whitehall Trading Estate is an established estate, situated off Gerrish Avenue between the B4465 Easton Road and the A420 Church Road. The latter provides access to junction 3 of the M32 via the A4320, and Bristol City Centre directly.

Approximate distances are as follows:

- Junction 3 of the M32 motorway - 1 mile (1.6 km).
- Bristol City Centre - 2 miles (3.2 km).
- Junction 19 of the M4 motorway- 5.5 miles (9 km).

**Description**

The property comprises an end of terrace warehouse / industrial unit incorporating ground floor ancillary core / kitchenette / WC's. ground and first floor offices. The building is of concrete frame construction, predominantly brick elevations and has a pitched roof providing a minimum clear height of 6.50 metres to underside of concrete beam and 6.86 metres to the eaves. A sectional roller shutter loading door opens on to the forecourt yard / car parking area, within a secure gated yard serving five units.

**Accommodation**

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

Description	Sq M	Sq Ft
Warehouse	616.09	6,632
Ground Floor Ancillary	87.63	943
First Floor Offices / Ancillary	89.31	961
<b>Total GIA</b>	<b>793.03</b>	<b>8,536</b>

**Planning**

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

**Services**

We understand that all mains services are provided to the units, including water, drainage, gas, and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

**Energy Performance**

A full Energy Performance Certificate has been prepared, and is available upon request. The unit has been given an Energy Performance Rating of C-72

**Rateable Value**

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a rateable value of £40,250.

**Tenure**

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

**Rent**

Upon application.

**Estate Service Charge**

An Estates Service Charge will be payable, in accordance with the terms of the Lease.





**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

## Unit 8, Whitehall Trading Estate

Gerrish Avenue, Whitehall, Bristol, BS5 9DF

### VAT

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

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in any transaction.

### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



### Viewing

Strictly by appointment with the Sole Agents, Cushman & Wakefield.

### Subject to Contract

For more information, please contact:

Ed Rohleder  
Senior Surveyor  
0117 910 5280  
[Ed.Rohleder@cushwake.com](mailto:Ed.Rohleder@cushwake.com)

Chris Yates  
Associate  
029 2026 2272  
[Chris.Yates@cushwake.com](mailto:Chris.Yates@cushwake.com)

Rivergate House, 70 Redcliff Street,  
Bristol, BS1 6AL  
phone: +44 (0)117 910 6699

[cushmanwakefield.com](http://cushmanwakefield.com)





**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**Unit 8, Whitehall Trading Estate**

Gerrish Avenue, Whitehall, Bristol, BS5 9DF



Cushman & Wakefield, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to this property. Cushman & Wakefield accepts no responsibility for any statement made in these particulars. (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations.