



capitalOne

RIVERSIDE BUSINESS PARK ST ANNE'S ROAD, BRISTOL BS4 4EB



TO LET

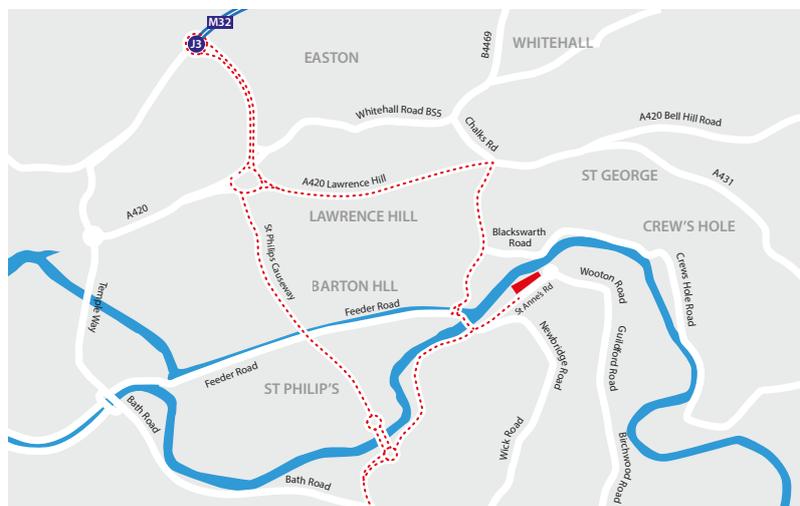
SELF CONTAINED WAREHOUSE ON 4.7 ACRES
61,550 SQ FT (5,720 SQ M)



LOCATION

The property is situated on St Anne's Road, 3 miles east of Bristol City Centre, in a well-established industrial location. The unit is well placed to access both Bristol City Centre and Bath City Centre.

St Philips Causeway is located in close proximity to the property, which in turn provides access onto Junction 3 of the M32, and onto Junction 19 of the M4 motorway, 7 miles away.



ACCOMMODATION

The subject property was measured in accordance with the RICS Code of Measuring Practice and the following approximate Gross Internal Areas were calculated: -

AREA	SQ FT	SQ M
Warehouse	51,000	4,740
Ground Floor Offices	5,275	490
First Floor Offices	5,275	490
Total	61,550	5,720

EPC

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TERMS

The property is available on a leasehold basis for a new term to be agreed.

RENT

Available upon request.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

BUSINESS RATES

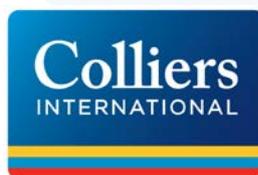
Rateable Value: £230,000. Rates Payable: £110,170. Interested parties are advised to make their own enquiries.

DESCRIPTION

The property was developed in the 1990s and comprises a steel portal frame, with profile metal clad elevations.

The warehouse benefits from the following specification:

- Self-contained site on 4.70 acres - with a low site coverage of 32%
- 6 dock level loading doors
- 2 surface level loading doors
- Two-storey office accommodation, with a lift to the first floor
- Minimum eaves height of 7.25m (23ft 6"), rising to 8.95m (29ft 4") at the haunch
- Separate parking for 20 HGVs and 108 cars
- Sprinkler system
- 10% translucent roof lights
- All mains services



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