

- TRADE COUNTER LOCATION • END OF TERRACE • EXCELLENT CUSTOMER PARKING •



March 2019

ELDONWALL TRADING ESTATE

WHITBY ROAD, BRISTOL, BS4 3QQ

FULLY REFURBISHED

AVAILABLE NOW TO LET
UNIT 11 5,335 SQ FT (495.6 SQ M)

PROVEN TRADE LOCATION BS4 3QQ



GREAT ACCESS TO A4320 ST PHILIPS CAUSEWAY, BRISTOL CENTRE, M32 AND A4 BATH Eldonwall Trading Estate is located in the established industrial area of St Philips.

- Ideal for a business looking for a trade counter presence.
- Strong tenant mix; Eurocell, Tile Bathroom, Motorweld, Rentokil and Auto Windscreens.
- Easy access to the A4, M32 and national motorway network via the A4320 St Philips Causeway.
- 2 miles South East of Bristol City Centre.
- 10 miles from the City of Bath.

ACCOMMODATION

UNIT 11	SQ FT	SQ M
WAREHOUSE	4,363	405.4
GROUND FLOOR OFFICE	486	45.1
FIRST FLOOR OFFICE	486	45.1
TOTAL	5,335	495.6

Measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

Unit 11 is an end of terrace unit with a modern clad roof. The warehouse has recently undergone a full refurbishment and includes the following key features:

-  Eaves height of 5.69 meters
-  Two storey offices with amenity facilities
-  Up and over loading door
-  Own demised car parking
-  Own demised yard



RATEABLE VALUE

The property is listed as Warehouse and Premises with a rateable value of £21,500. For rates payable please contact the marketing agent.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Upon application.

PLANNING

We understand the estate benefits from B1, B2 and B8 consents. We recommend any interested parties undertake their own investigations.

LEGAL COSTS

Each party is responsible for their own legal costs in this transaction.

VAT

All figures are exclusive of VAT.

ENERGY PERFORMANCE

C (67)

SERVICE CHARGE

Estate service charge currently £0.27 per sq ft. For further information please contact the agents.

VIEWING

For viewing and further information:



Russell.Crofts@knightfrank.com
Rhys.Jones@knightfrank.com

Upon the instructions of



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