

# TO LET

Unit 3 Camwal Road, St Philips,  
Bristol BS2 0UZ



## Warehouse in Central Location From 5,656 sq. ft. (525.50 sq. m.)

### PROPERTY FEATURES

- Central Bristol Location.
- Good access to the M4 via the M32.
- Mid-terrace warehouse.
- Car parking.
- 6.60 meters to eaves

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## LOCATION

The property is located in St Philips, one of the city's longest established industrial areas, with good access to Central Bristol and the M4 via the M32 which is situated approximately 2.5 miles to the North. Temple Meads train station is located approximately 0.5 miles to the West.

Surrounding occupiers include Howdens Joinery, Enterprise Rent-a-Car, and Wessex Kia.

## DESCRIPTION

The unit is of 1990's portal frame construction and forms part of a modern terrace. The premises benefit from:

- Car parking.
- Series of offices across the ground and first floor.
- 6.60 meters to eaves.
- WC's at ground and first floor.
- Concertina shutter door.
- Mezzanine to the rear of the warehouse providing additional storage.

## ACCOMMODATION

The premises provides the following areas in accordance of the RICS Code of Measuring Practice on a GIA basis:

Description	Sq. M.	Sq. ft.
Warehouse	405.50	4,365
Ground Floor Offices	60.00	646
First Floor Offices	60.00	646
<b>Total</b>	<b>525.50</b>	<b>5,656</b>
Mezzanine	72.04	775

## EPC

D (96).

For further details please contact:



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July 2018 – Subject to Contract

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## RATEABLE VALUE

We understand that the property is listed as Workshop and Premises and has a rateable value of £30,750. For rates payable please contact the marketing agents or local billing authority.

## TERMS

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

## Rent

We are quoting a rent of £33,000 per annum exclusive.

## VAT

All figures quoted are exclusive of VAT.

