



**STERLING
INDUSTRIAL**

TO LET

WAREHOUSE PREMISES

**UNIT 4, DEAN ROAD TRADING
ESTATE, DEAN ROAD, BRISTOL
BS11 8AT**

4,696 SQ.FT (436.25M²)

LOCATION

Dean Road Trading Estate is a prime location for hauliers and related trades who require good access to the motorway network. It is located in the heart of Avonmouth's industrial area.

Bristol benefits from excellent road links being situated close to the intersection of the M4, M5 and M49 motorways. The M5 links the south of the city to Exeter and Cornwall and Birmingham to the north. The M4 links Cardiff to the west and London to the east. The M49 joins the M5 at Junction 18 and provides a link to the M4 at Junction 22. Bristol also benefits from excellent rail, sea and air transportation links.

DESCRIPTION

Dean Road Trading Estate comprises a large, secure industrial estate. The industrial / warehouse units are configured as 9 individual units arranged in 2 terraces. Unit 1 is a cross-docked unit with loading doors to the north and east elevations. Both elevations have canopies and dock level loading doors. Internally the unit benefits from office accommodation and WC's. Externally there is a concrete surfaced yard adjoining the unit.



Estate Plan



TERMS

The property is available to let on a new lease for a term of years to be agreed. The Landlord would consider flexible lease terms, subject to agreement. The Tenant shall accept full responsibility for repairs to the Property during the lease term.

A rental deposit may be required subject to the financial status of the Tenant.

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required.

RATING ASSESSMENT

According to the Valuation Office the premises has a rateable value of £21,500. For rates payable please contact the marketing agents or the local billing authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating:- Band E (114). Full copies of the EPCs are available for inspection if required.

LEGAL COSTS

Each party to be responsible for its own legal costs .

Location Plan



VIEWING

Please contact the joint sole agents:



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ACCOMMODATION

The unit comprises the following gross internal areas:

	SQ FT	SQ M
Warehouse Area	3,991	370.73
Office and WC	705	65.52
Total	4,696	436.25

FEATURES

- Flexible lease terms
- Car parking spaces
- 24 hour site security / CCTV
- 1 level loading door
- Integrated office and amenities
- Additional HGV parking spaces available

QUOTING RENT

We are quoting a rent of; £35,000 per annum exclusive

SERVICE CHARGE

An additional service charge is payable in relation to the maintenance of the shared and external parts of the building and the external part of the estate..

The tenant is to pay the building insurance premium on the premises.

VAT

All figures are exclusive of VAT were applicable.