

# Unit A St Vincents

St Philips, Bristol BS2 0UY

Flexible unit space  
to be fully refurbished  
**26,465ft<sup>2</sup> (2,459m<sup>2</sup>)**



## To Let

Refurbished warehouse/  
distribution unit with offices  
fronting Feeder Road

- Front/side loading access
- 6.2m eaves height
- 1.5 miles from Bristol City Centre
- Excellent parking provision

Current occupiers include:



On instruction of:

LONDON &

CAMBRIDGE

PROPERTIES

**BENCHMARK**  
Kitchens and Joinery

Patrick Durcan T: 0207 233 5255  
www.lcpproperties.co.uk



# St Vincents

Trading Estate, St Philips, Bristol BS2 0UY

## Property

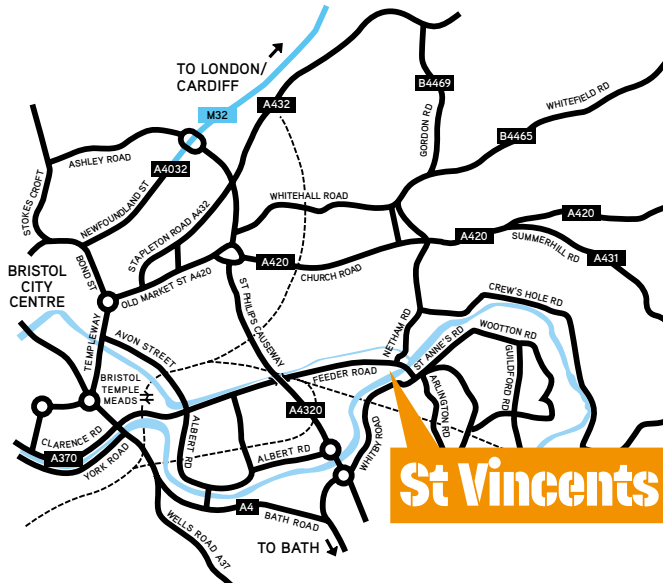
The property, which is undergoing refurbishment is of steel truss frame construction with traditional brickwork and steel profile cladding elevations under insulated pitched roofs with circa 10% natural roof lights. Integral two storey office accommodation and ancillary facilities are contained to the front of the property. The office accommodation benefits from carpeted flooring, strip fluorescent category 2 lighting and electric heating. The warehouse area has an eaves height of 6.20m.

The property is accessed through a loading door to the front of the unit and an additional loading door to the side elevation. To the front of the property there are 25 car parking spaces.



## Location

The unit is situated within St Vincents Trading Estate, enjoying a highly prominent position fronting Feeder Road, adjacent to Netham Lock. Bristol City Centre is approximately 1.5 miles west and access to the M32 can be gained via St Philips Causeway approximately 1.1 miles away. In addition Temple Meads train station is located within close proximity to the property.



## Services

The property has the benefit of mains water, mains drainage, gas and three phase electricity.

## Planning

We believe that the unit benefits from B1 (Light Industrial) and B8 (Storage & Distribution) planning consents. Interested parties should make their own enquiries to Bristol City Council 0117 922 2000.

## EPC

EPC - D-87

## Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Rent

Upon application.

## Business Rates

Rateable value £107,000  
(Draft 2017 valuation)



Typical interior



Typical interior

UNIT A	sq.ft	sq.m
Warehouse	22,250	2,067.09
Ground floor offices	2,117	196.67
First floor offices	2,098	194.91
<b>Total GIA (approx)</b>	<b>26,465</b>	<b>2,459</b>

For further information please contact joint agents:



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