

FOR LEASE

Unit 8, Whitehall Trading Estate

Gerrish Avenue

Whitehall

Bristol, BS5 9DF



WAREHOUSE / INDUSTRIAL

8,536 sq ft (793.03 sq m)

- + End of terrace warehouse / industrial unit.
- + Incorporating ground and first floor offices, WC's, and kitchenette.
- + Over-clad pitched roof, with 10% translucent roof panels.
- + 6.86m eaves height, 6.50m minimum clear height.
- + Within secure gated group of 5 units.
- + Approximately 1 miles from Junction 3 of the M32 motorway.
- + Within 2 miles of Bristol City Centre via A420.
- + Well located to service Central and East Bristol, and M32 corridor.



CONTACT US

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CBRE

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PROPERTY OVERVIEW

DESCRIPTION

- + End of terrace warehouse / industrial unit.
- + Incorporating ground and first floor offices, WC's, and kitchenette.
- + Concrete frame construction with concrete floor.
- + Brick elevations up to 5m, steel profile sheet cladding above.
- + Over-clad pitched roof, with 10% translucent roof panels.
- + 6.86m eaves height, 6.50m minimum clear height.
- + Large full height roller shutter loading door and concrete yard.

ACCOMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Warehouse / Industrial	616.09	6,632
Ground Floor Offices / Ancillary	87.63	943
First Floor Offices / Ancillary	89.31	961
Total GIA	793.03	8,536



SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

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FURTHER INFORMATION

PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (72).

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £40,250.



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TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

RENT

Upon application.

ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of estate.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

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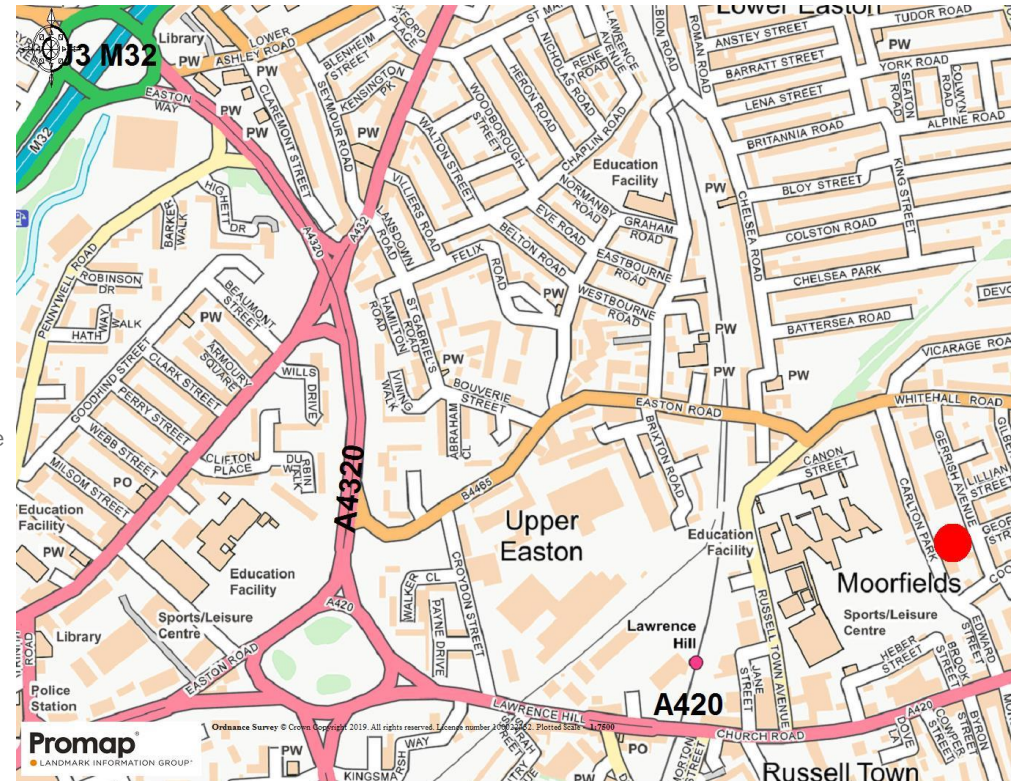
LOCATION BS5 9DF

SITUATION

- + Within secure gated group of 5 units.
- + Established industrial estate, situated off Gerrish Avenue.
- + Between B4465 Easton Road and A420 Church Road.
- + Adjacent to Bristol to Bath cycle path.
- + Various nearby bus connections.
- + Access to Bristol City Centre via A420, and Junction 3 of the M32 motorway via A420 and A4320.

TRAVEL DISTANCES

- + Junction 3 of the M32 motorway – 1 mile (1.60 km)
- + Bristol City Centre – 2 miles (3.20 km)
- + Junction 19 of the M4 motorway – 5.70 miles (9.20 km)
- + M4 / M5 interchange – 8.30 miles (13.40 km)



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