

FOR LEASE

Unit 8, St Gabriel's Business Park

St Gabriel's Road

Easton

Bristol, BS5 0RT



REFURBISHED OFFICES WITH CAR PARKING

1,405 sq ft (130.53 sq m)

- + Detached refurbished offices with rear storage / WC's.
- + All services (electricity, gas, water) available to the unit.
- + Gas central heating.
- + 12 car parking spaces including long truck spaces.
- + Secure centrally located business park.
- + Within ½ mile of Junction 3 of the M32 motorway.
- + Within 1 mile of Bristol City Centre.



CONTACT US

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CBRE

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PROPERTY OVERVIEW

DESCRIPTION

- + Detached refurbished offices with kitchen and WC's
- + Externally accessed rear storage rooms.
- + All services (electricity, gas, water) available to the unit.
- + Gas central heating.
- + 12 car parking spaces including long truck spaces.

ACCOMMODATION

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

Accommodation	Sq M	Sq Ft
Total GIA	130.53	1,405



SERVICES

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

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FURTHER INFORMATION

PLANNING

The property has previously been used for Office purposes (Class B1). 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.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Store and Premises, with a Rateable Value of £9,200.

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

£TBC

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 0RT**

SITUATION

- + Secure centrally located business park.
- + Situated off St Gabriel's Road.
- + St Gabriel's Road situated between A432 Stapleton Road and Bouverie Street.
- + Various nearby bus connections.
- + Access to Bristol City Centre via A432 Stapleton Road, and Junction 3 of the M32 motorway via A4320.

TRAVEL DISTANCES

- + Junction 3 of the M32 motorway – 0.50 mile (1.60 km)
- + Bristol City Centre – 1 mile (1.60 km)
- + Junction 19 of the M4 motorway – 5.20 miles (8.30 km)
- + M4 / M5 interchange – 7.80 miles (12.50 km)



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