



TO LET

Warehouse / Light Industrial Unit

5,559 sq. ft.

Unit 3 Camwal Court

St Philips, Bristol, UK BS2 0UZ



**BNP PARIBAS
REAL ESTATE**

- Refurbished condition
- Central Bristol location
- Minimum 6.6m eaves
- Electric roller shutter door access
- Two storey office accommodation
- External car parking



LOCATION

The property is located in St Philips, Bristol's most established industrial and warehouse areas with good access to both Central Bristol and the M4 via the M32, which is situated approximately 2.5 miles to the North. Subsequent access to the M5 can be gained from the M4. Temple Meads station is situated 0.5 miles to the West.

Surrounding occupiers include Howdens, SIG, Kia and Tool Station.

DESCRIPTION

The property is a mid-terraced steel portal frame warehouse / light industrial unit of 1980's build, with an eaves height of 6.60 meters. Internally the property is configured to provide ground and first floor offices, including WC's, and a single open plan warehouse. The Landlord has fully refurbished the warehouse, incorporating new roof skylights, painted walls and office refurbishment.

Access is provided via a single roller shutter door with car parking located to the front elevation.

ACCOMMODATION

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

	SQ. FT.	SQ. M.
Warehouse	4,354	404.5
Ground Floor Office	641	59.6
First Floor Office	564	52.4
TOTAL	5,559	516.5

PLANNING

We understand the property has consent for B1(c), B2 and B8 uses. We recommend any interested parties make their own enquiries.

RATES

The property has a rateable value assessment of £30,750 effective from 1st April 2017 For rates payable please contact the marketing agent.

RENT

Rent upon application

TERMS

The unit is available to lease on a new full repairing and insuring basis for a term of years yet to be agreed.

VAT

All terms quoted are exclusive of VAT where appropriate.

SERVICES

We are verbally informed that mains water and drainage, along with mains 3 phase electricity. Any occupier should make their own enquiries.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

D Rating

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the marketing agents:

Josh Gunn

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Details updated July 2019

SUBJECT TO CONTRACT

