

TO LET

Unit 2, LC2, Charlton Hayes, Filton, Bristol

**Hartnell
TaylorCook**



View from proposed location of Unit 2, Charlton Hayes

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LOCATION - BS34 5AW

Located on the Filton/Patchway border, Charlton Hayes is in close proximity to Aztec West and Cribbs Causeway. The extensive facilities available at Cribbs Causeway include **The Mall Regional Shopping Centre** and **The Venue** leisure scheme with bars, restaurants and cinema. The M4/M5 interchange is located 3 miles north of Charlton Hayes.

DESCRIPTION

The commercial centre will provide local amenities to Charlton Hayes, a major mixed use development across 81.25 hectares of land comprising 2,200 new homes, 66,000 sq m of employment floor space, together with provisions of supporting infrastructure and facilities including, new link road between the A38 and Cribbs Causeway, public open space, primary school, community building.

The retail units will be purpose built (practical completion - Summer 2020) and Unit 2 will sit between a new convenience food store and a children's day nursery. To the rear of the unit will be a shared car park providing approximately 100 spaces.

ACCOMMODATION

Unit 2	2,114 sq ft	(196 sq m)
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TENURE

The unit is available on a new effectively fully repairing and insuring basis for a term to be agreed.

RENT

£30,000 per annum, exclusive.

RATES

To be assessed.

PLANNING

The unit currently benefits from A1 use (retail).

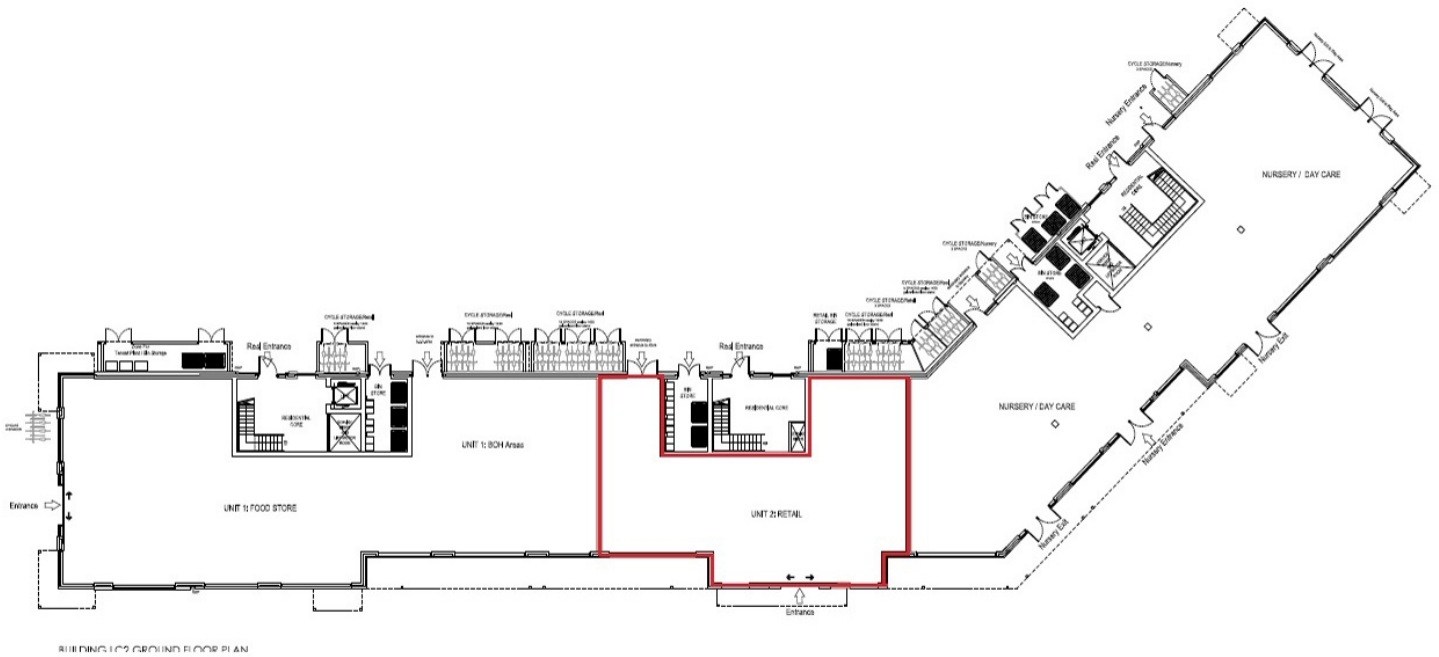
LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

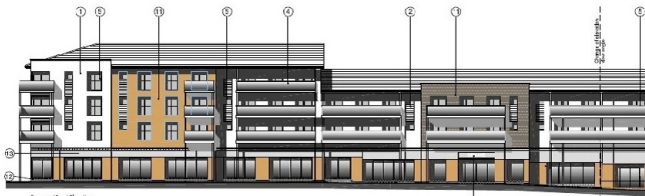
VIEWING

For further information, please contact the above.

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Building LC2, Charlton Hayes : Elevations.



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