



**Unit 2
Riverside
Whitby Road
Bristol
BS4 3QF**

**Industrial Unit
5,466 sq ft (507.81 sq m)
6.30m eaves height**

- Detached trade counter / industrial unit on a self contained site.
- Great visibility, situated off of Whitby Road, St Philips.
- Excellent access to Bristol City Centre and Bath Road.
- Within 2.5 miles of M32 Motorway J3.

LOCATION

The property is located off Whitby Road in an established industrial and showroom location in St Philips. The property provides good access to both Bristol City Centre and Bath, with access provided to the wider region via the M32.

Nearby occupiers include BOC Gas, Eurocell, Land Rover and Volkswagen.

DESCRIPTION

The property comprises a regularly shaped unit on a self contained site, situated in a prominent position, off Whitby Road.

The property is of steel portal frame construction, with part brick and part steel profile sheet cladding. There is an insulated pitch roof and a painted concrete floor. There is a reception / trade counter area which benefits from floor to ceiling glazing, an office, male and female WC's, oil heater and kitchen.

Eaves height of 6.11m and a height to pitch of 7.06m. A roller shutter door, further benefitting from a large car park.

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross inter-

	Sq Ft	Sq M
Warehouse	3,782	351.36
Mezzanine	956	88.89
TOTAL	4,738	440.25

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

PLANNING

The property is anticipated to be suitable for Class B1 (c) Light Industrial and Class B8 Storage & Distribution purposes.

Prospective occupiers should make their own enquiries with the Local Planning Authority.

QUOTING RENT

Upon application.

BUSINESS RATES

Rateable Value: £21,000

See:- <https://www.tax.service.gov.uk> for reference.

VAT

All prices quoted are exclusive of VAT.

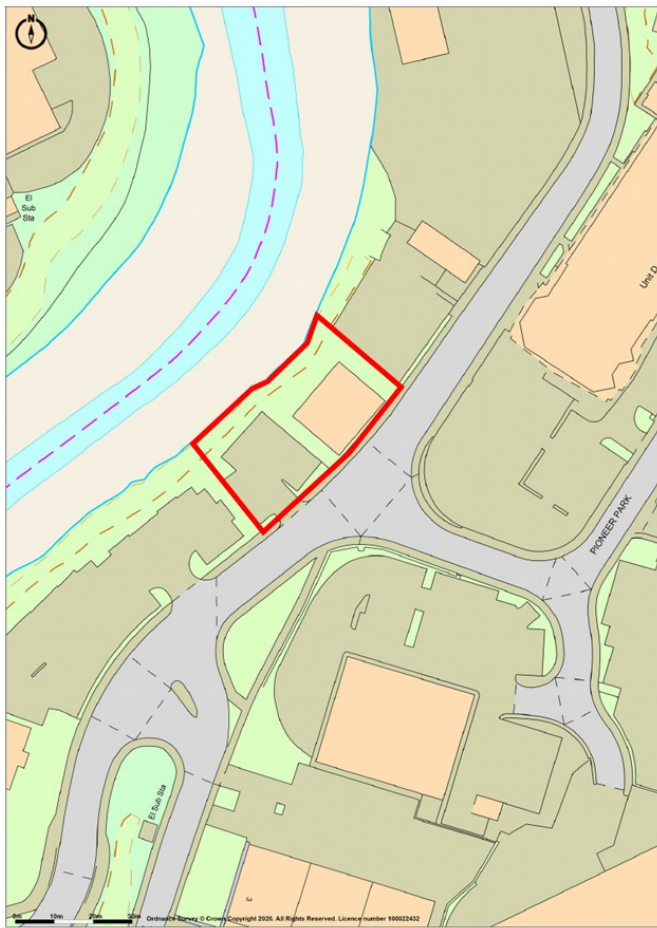
EPC

Please apply to the agents.



Carter Jonas

SUBJECT TO CONTRACT



Promap v2 Ordnance Survey Crown Copyright 2020. All rights reserved.
 Licence number 100022432.
 Plotted Scale - 1:1250. Paper Size - A4

For identification purposes only



Promap v2 Ordnance Survey Crown Copyright 2020. All rights reserved.
 Licence number 100022432.
 Plotted Scale - 1:75000. Paper Size - A4

For identification purposes only

FURTHER INFORMATION Should you require further information or wish to view please contact:

George Lynch

0117 922 1222 | 07557 742 765
 george.lynch@carterjonas.co.uk
 St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

Alison Williams

0117 922 1222 | 07917 041 109
 alison.williams@carterjonas.co.uk
 St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

Edward Cawse

0117 922 1222 | 07425 632 476
 edward.cawse@carterjonas.co.uk
 St Catherine's Court, Berkeley Place, Bristol BS8 1BQ

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers & Tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. January 2021.

Carter Jonas