

Patchway *Trading* Estate

J17 M5 CRIBBS CAUSEWAY BRISTOL BS34 5DJ

UNIT 1 HIGHWOOD ROAD

41,470 SQ FT (3,852 SQ M) ON 3.34 ACRES (1.35 HA)
PROMINENT DETACHED WAREHOUSE WITH LARGE SECURE YARD
IN THE SOUTH WEST'S **BEST DISTRIBUTION LOCATION**

www.patchwaytradingestate.co.uk



THE CLOSEST ESTATE TO J16 & J17 OF THE M5 MOTORWAY

Location

The property is located on Patchway Trading Estate adjacent to The Mall Shopping Centre within 1 mile of Junction 17 of the M5 Motorway. The M4 / M5 Interchange is located 3 miles to the north of the site.

Other nearby occupiers include Saint-Gobain, NFT, Royal Mail and Citylink.

Description

The unit comprises a detached warehouse building with ancillary single storey offices on self-contained area of 2.6 acres (1.05 hectares).

The property is of brick and block construction to dado with steel profile cladding above. The unit has the benefit of 21ft (7m) eaves height.

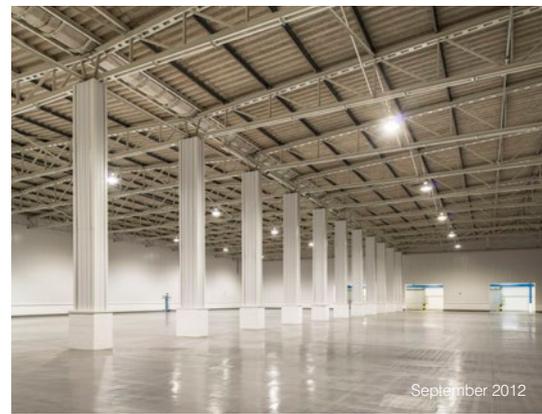
The main features include:

- Very prominent detached unit
- Large secure site
- 7m clear eaves height
- 4 dock level loading doors
- 29% site cover
- 24 hour unrestricted use
- Self contained separate car park

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Conduct on a Gross Internal Area basis as follows:

	Sq ft	Sq m
Ground floor Warehouse	40,650	3,776
Offices	820	76
Total	41,470	3,852
Site Area:	3.34 acres	1.35 ha



September 2012



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Tenure

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

Rates

The premises has a rateable value of £224,000 per annum.

Rates Payable in the £

Contact the agents for rates payable.

Planning

The unit has planning consent for B8 warehouse and distribution use and is also suitable for B1(C) subject to planning consent.

Legal Costs

Each party to bear their own legal costs incurred within the transaction.

Energy performance certificates

Energy Performance Certificate
Non-Domestic Building

Unit 1
Highwood Road
Patchway
BRISTOL
BS34 9QJ

Certificate Reference Number:
0888-3040-0222-0000-4625

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbc.

Energy Performance Asset Rating

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
Less energy efficient

51 This is how energy efficient the building is.

Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total floor area (m²): 3008
Building complexity (NBS level): 3
Building emission rate (kgCO₂/m²): 25.16

Benchmarks

Buildings similar to this one could have ratings as follows:
15 If newly built
40 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1054.

Viewing

Strictly by appointment with the joint sole agents:

Russell Crofts Russell.Crofts@knightfrank.com
Simon Harvey simon.harvey@htc.uk.com



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