

Quoting Rent:

Upon Application

The Property:

The premises comprises an open plan warehouse with two-storey office accommodation and provides the following approximate Gross Internal Floor Area:

Warehouse:

7,498 sq ft (696.63 sq m)

Ground Floor Offices:

1,821 sq ft (169.19 sq m)

First Floor Offices:

453 sq ft (42.15 sq m)

TOTAL

9,772 sq ft
907.97 sq m

Unit 350 Quadrant Trading Estate, Almondsbury, BS32 4QA

Exclusive location. Modern industrial unit. Excellent transport links.

Highlights

- 19 Allocated Car Parking Spaces
- Open Plan Warehouse
- Fitted First Floor Office Accommodation.
- Rear Loading Forecourt
- Excellent Transport Links

The Location

Nearby Neighbors

- Toolstation
- DHL
- Yodel
- Huboo
- Furniture Village

Connectivity

Junction 16 of M5
0.5 miles
M4/M5 Interchange
1 mile
Bristol City Centre
8.1 miles

Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- 3-Phase Electricity
- Allocated car parking and loading bay

Description

Unit 350 comprises a semi-detached warehouse that has been constructed around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse comprises a power floated concrete floor and benefits from an internal eaves height of 7.25m (23ft 7"). Ground and first floor office accommodation benefit from suspended ceilings and open plan layout.

Loading access is provided via a single surface level electric loading door at the rear as well as a separate pedestrian entrance at the front.

Externally the property benefits from 19 allocated car parking spaces.

Tenure

The property is available by way of a new full repairing and insuring lease, subject to refurbishment.

Rent

Upon application – Subject to Refurbishment.

VAT

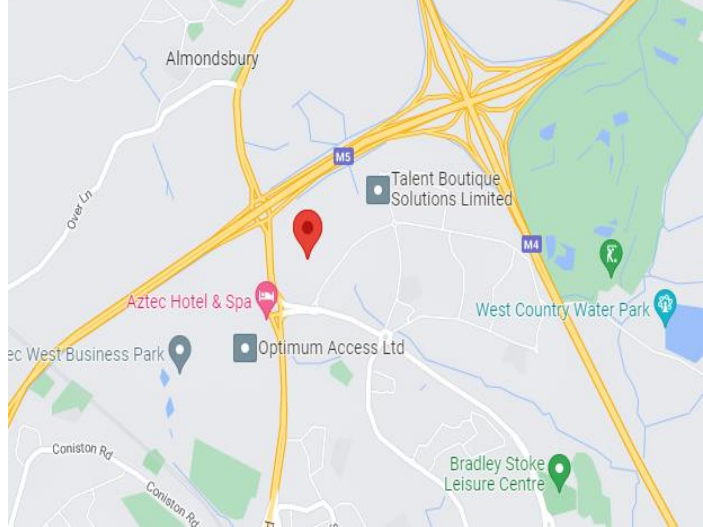
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

Available Upon Request.



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