



Quoting Rent:

£115,000  
per annum  
exclusive of VAT.

#### The Property:

The premises comprises a detached warehouse with an open plan warehouse, first floor offices and a loading canopy which provide the following approximate Gross Internal Floor Area:

#### Warehouse:

7,605 sq ft (707 sq m)

#### First Floor Offices:

751 sq ft (70 sq m)

#### Loading Canopy:

426 sq ft (40 sq m)

#### TOTAL

8,782 sq ft  
816 sq m

## Unit 2 Cribbs Causeway Centre, The Laurels, Bristol, BS10 7TT

Exclusive location. Modern industrial unit. Excellent transport links.

### Highlights

- **TO BE REFURBISHED**
- 11 Allocated Car Parking Spaces
- 7m Minimum Eaves
- Excellent Transport Links
- Prime, High-Profile Location
- Canopy Loading Area
- Fitted Offices

# The Location

## Nearby Neighbors

- Synertec
- Dick Lovett
- Rybrook Car Garages
- Gregory Distribution
- DFS

## Connectivity

Junction 17 of M5  
0.8 miles  
M4/M5 Interchange  
3.5 miles  
Bristol City Centre  
7.5 miles

## Amenities

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

# Description

Unit 2 comprises a detached light industrial warehouse which has been built around a steel portal frame with an insulated steel roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a power floated concrete floor and an internal eaves height of 7m (22ft 9"). There is two-storey fitted offices along WCs and a kitchenette.

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

Externally the property benefits from 11 allocated car parking spaces.

# Tenure

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

# Rent

£115,000 per annum exclusive of VAT – 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

To be reassessed following refurbishment works.



## Contacts

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## Typical Refurbishment



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