

FOR LEASE

# Unit D, Kingsland Trading Estate

St Philips Road  
St Philips  
Bristol, BS2 0JZ



## WAREHOUSE / INDUSTRIAL

**18,395 sq ft (1,708.96 sq m)**  
**on 0.82 acres (0.33 ha)**

- + Detached warehouse / industrial unit.
- + Integral two storey office accommodation, incorporating WC's, stores & kitchenette.
- + Self-contained secure fenced site, providing dedicated parking area.
- + 7.06m eaves height, rising to an apex of 9.6m.
- + Within well-established and popular Central Bristol industrial / trade counter location of St Philips.
- + Excellent access to A4320 St Philips Causeway which connects directly to the M32 Motorway and A4 Bath Road.



## CONTACT US

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**CBRE**

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## PROPERTY OVERVIEW

### DESCRIPTION

- + Detached warehouse / industrial unit.
- + Integral two storey office accommodation, incorporating WC's, stores & kitchenette.
- + Self-contained secure fenced site, providing dedicated parking area.
- + 21 car parking spaces including 1 disabled space.
- + Steel portal frame construction with brick and steel profile cladding.
- + Clear span steel profile sheet over clad roof with translucent roof panels.
- + 7.06m eaves height, 5.6m minimum clear height, rising to an apex of 9.6m.
- + Large electric up and over roller shutter door, measuring 5.50m wide and 4.60m high.

### ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Warehouse / Ancillary	1,236.17	13,306
Mezzanine	72.90	785
Ground Floor Offices / Ancillary	199.95	2,152
First Floor Offices / Ancillary	199.95	2,152
<b>Total GIA (Excluding Mezzanine)</b>	<b>1,636.06</b>	<b>17,611</b>
<b>Total GIA (Including Mezzanine)</b>	<b>1,708.96</b>	<b>18,395</b>
Site Area	0.33 ha	0.82 acre

### SERVICES

We understand that mains services are provided to the property including water, drainage, gas and 3 phase electricity.

### ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given a EPC rating of D (95).

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## FURTHER INFORMATION

### PLANNING

The property has previously been used for Class B1(c) Light Industrial purposes, and we anticipate would also be suitable for Class B2 General Industrial or Class B8 Storage & Distribution purposes, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

### RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £66,000.

### ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of the common parts.



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### TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring on 21<sup>st</sup> June 2024 with Tenant Break Option on 22<sup>nd</sup> June 2019. The property is available by way of an assignment or a new Full Repairing and Insuring (FRI) sublease, subject to status.

### RENT

Upon application.

### VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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## LOCATION BS2 0JZ

### SITUATION

- + Within well-established and popular Central Bristol industrial / trade counter location of St Philips
- + Excellent access A4320 St Philips Causeway which connects directly to M32 motorway and A4 Bath Road.
- + Nearby occupiers include Rexel, Walsall and Jongor Hire.

### TRAVEL DISTANCES

- + Junction 3 of the M32 motorway – 1.30 miles (2.09 km)
- + Bristol City Centre – 1.70 miles (2.74 km)
- + Junction 19 of the M4 motorway – 5 miles (8.05 km)
- + Bristol International Airport – 9.30 miles (14.97 km)
- + Bath – 13 miles (21.5 km)



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