



TO LET

Warehouse/Industrial Unit, 1,130 sq. ft.

Unit 9 Kenn Court Business Park

Roman Farm Road, Bristol, BS4 1UL



**BNP PARIBAS
REAL ESTATE**

- Available Q2 2023
- Established south Bristol location
- Potential for trade counter use
- Minimum eaves height of 3.4m
- Dedicated fore court
- Two allocated car parking spaces
- Located just off the ring road for great access throughout Bristol and north Somerset.



LOCATION

Kenn Court Business Park is located off Hengrove Way (A4174), directly opposite Hengrove Leisure Park. The area is a popular trading location with ample local amenities and benefitting from good road links including the A38, A37 and A4 Bath Road.

Bristol City Centre is 3.5 miles North and provides access to the M32 Motorway which in turn links to the M4 and M5 motorways. Junction 19 of the M5 motorway is 8 miles North West.

DESCRIPTION

An end-of-terrace industrial unit of brick and steel frame construction with a concrete floor under an insulated profile roof. There is a single loading door providing vehicular access into the warehouse and a separate pedestrian access into the reception / office space.

Internally the unit comprises warehouse space alongside a reception area , w/c and a small kitchenette.

Externally the property benefits from a forecourt and two allocated parking spaces.

ACCOMMODATION

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

Unit 9 Kenn Court	SQ. FT.	SQ. M.
TOTAL	1,130	105

PLANNING

We understand the property has B1/B2/B8 consent. We recommend any interested parties make their own enquiries with the local authority.

BUSINESS RATES

The property is identified by the valuation office as a Warehouse & premises with a rateable value assessment of £11,00 effective from 1st April 2023.

QUOTING RENT

£16,950 per annum exclusive

SERVICE CHARGE

We are informed the Service Charge currently runs at £540 per annum exclusive.

TERMS

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

SERVICES

We are informed that mains services exist including mains 3 phase electricity, water and drainage. Any occupier should make their own enquiries.

VAT

All terms quoted are exclusive of VAT where appropriate.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

Available upon request.

VIEWINGS AND FURTHER INFORMATION

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Or the joint agent: CBRE

Details updated February 2024

SUBJECT TO CONTRACT



TYPICAL REFURBISHMENT

