



Unit 4 Patchway Trading Estate

Britannia Road, Patchway, Bristol, BS34 5TA

Industrial / Warehouse unit to let

16,496 sq ft

(1,532.53 sq m)

- Well located warehouse unit close to M5 and Avonmouth.
- New sub-lease available.
- Large yard at the rear.
- Parking for up to 25 cars.
- Good frontage onto Britannia Road.
- Flexible industrial/storage accommodation.
- Eaves height of approx 6.95 metres.

Summary

Available Size	16,496 sq ft
Rent	£120,000 per annum Exclusive. Subject to Contract.
Rateable Value	£108,000 With effect from 1st April, 2023
Service Charge	N/A
EPC Rating	D (100)

Description

The unit consists of a light industrial/warehouse premises of steel portal, brick and block construction with steel sheet cladding. The premises benefits from a large rear yard and refurbished offices. There are approx. 10 parking spaces to the front and additional parking spaces to the side and rear of the unit bringing the total parking allocation to approx. 25 spaces.

The unit has an eaves height of approx. 6.95 metres and two rear shutter doors measuring 4m x 5m each.

Location

The unit is located on Patchway Industrial Estate just off the M5 at Junction 17 near Cribbs Causeway. The estate is a well-established logistics location with occupiers such as Whistl, Ceva, Parcellforce and EV Cargo taking space on the estate. The premises are also located close to Avonmouth, the main port and outer suburb of Bristol and connected to the north and south west of England by the M5 and the M4 to London.

The estate is close to Cribbs Causeway and a number of retail warehousing occupiers such as Dunelm, Hobbycraft and Go Outdoors. The location is also just north of the proposed new Brabazon city district development of 2,675 new homes and 62 acres of employment space, parkland and education uses. This includes the new arena complex and train station making it one of the most well connected entertainment districts in the South West.

Terms

The premises are available on a sub letting basis by way of a new full repairing and insuring lease for a term up to 10th February, 2025. The lease shall be contracted outside the Landlord and Tenant Act 1954 and will not provide security of tenure to the occupier. A longer lease may be available subject to agreement with the Head Landlord.

VAT

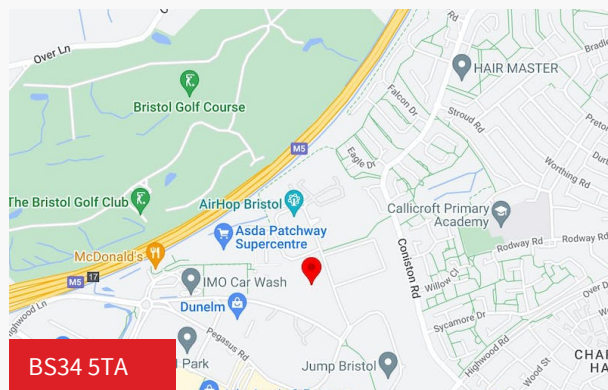
All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Fees

Each party are to be responsible for their own legal fees in relation to this transaction.



Viewing & Further Information

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