

6 — CITY
BUSINESS
PARK

EASTON ROAD
BRISTOL BS5 0SP

END OF TERRACE MODERN
TRADE COUNTER / WAREHOUSE UNIT
NOW FULLY REFURBISHED
TO INCLUDE PV PANELS & EV CHARGING

UNIT 6 TO LET 4,927 SQ FT (457.7 SQ M)



6



UNIT NOW FULLY REFURBISHED

TO INCLUDE PV PANELS & EV CHARGING



**Modern
End of Terrace
Unit**



**Ideal For
Trade Counter
Use**



**Excellent
Access to
J3 M32**



**Potential
for Secure
Yard**



**Rapid
City Centre
Access**



**On-Site
CCTV**

6

6 TO LET



CITY CENTRE/TEMPLE MEADS

EASTON RD

Denmans

resapol

GSF
CAR PARTS



Royal Mail

Wessex
archaeology

CitySprint



1 MILE TO THE M32

CITY BUSINESS PARK

City Business Park is situated in central Bristol, accessed directly from the A420, adjacent to the Lawrence Hill roundabout.

The A4320 provides swift access to junction 3 of the M32 and the A4, Bath road.

The park is within 1 mile of Bristol city centre and serviced by excellent public transport links.

CITY BUSINESS PARK OCCUPIERS:

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Resapol

7

GSF Car Parts

9

Wessex Archaeology

13

Royal Mail

17

Denmans Electrical Supplies

18

City Sprint

6

CENTRAL BRISTOL LOCATION

Sat Nav: BS5 0SP



6 CITY BUSINESS PARK
EASTON ROAD
BRISTOL BS5 0SP

JUNCTION 3

M32

TO M4/M5

A4320

M32

1 MILE TO THE M32

A420

TO CITY CENTRE

ST PHILLIPS CAUSEWAY

CABOT CIRCUS

EASTON RD

TO BATH

A420

CITY CENTRE/TEMPLE MEADS

Aerial June 2020

6



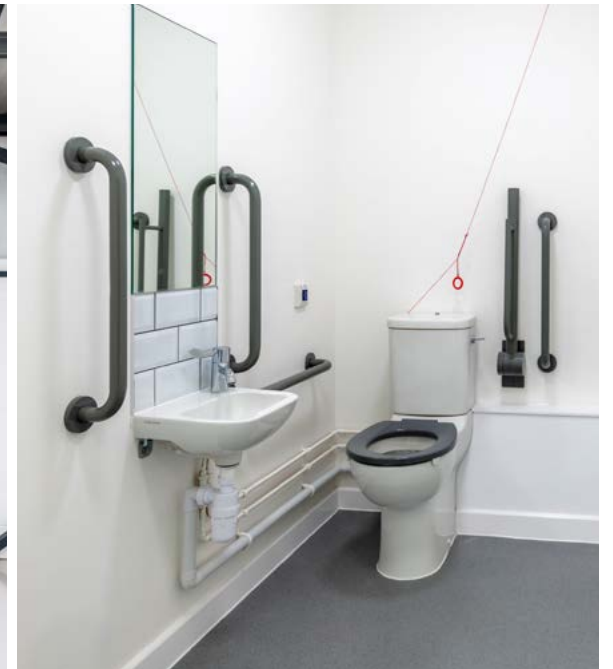
MODERN END OF TERRACE UNIT

Unit 6 is a modern trade counter / warehouse unit benefiting from an end of terrace corner location.

UNIT 6 SPECIFICATION

-  Steel portal frame construction
-  Minimum eaves height of 6.9 metres
-  Metal sheet roof incorporating 10% roof lights
-  Warehouse access via electric roller shutter door: 4.03m (w) x 4.80m (h)
-  Two storey ancillary accommodation providing offices, WCs & a kitchenette
-  Dedicated car parking – 12 spaces
-  On-site CCTV

ACCOMMODATION	SQ FT	SQ M
Warehouse	3,758	349.1
Ground floor office	594	55.2
First floor office	575	53.4
TOTAL	4,927	457.7



6 CITY BUSINESS PARK

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TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

PLANNING

We understand that the unit benefits from E(g)(iii) (Industrial Processes) and B8 (Storage and Distribution).

SERVICE CHARGE

Occupiers will be required to contribute a service charge for the upkeep of the common areas. Contact the agents for further information.

EPC

EPC is to be assessed, with the refurbishment targeting an A rating.

VAT

All figures are exclusive of VAT if applicable.

RENT

Upon Application.

BUSINESS RATES

The property has a Rateable Value of £38,500.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank / RPC will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

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VIEWING & FURTHER INFORMATION

Viewing is strictly by prior appointment through the joint agents.



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