St Vincents

Trading Estate, St Philips, Bristol BS2 0UY

Refurbished warehouse/trade counter with offices fronting Feeder Road

Current occupiers include: BENCHMARX Kitchens and Joinery, SBS, WOLSELEY, CROMWELL

BRAND NEW ROOF

- Integral office accommodation
- 1.5 miles from Bristol City Centre
- Good parking provision

TO LET UNIT C1

9,906ft² (920.29m²)

On the instructions of:

LCP
0117 990 2650
www.lcpproperties.co.uk

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Specification

- Brand new roof
- Refurbished Unit
- New trade counter entrance
- Highly prominent, fronting the busy Feeder Road
- Easy access to Temple Meads station and the M32 motorway
- Generous car parking provision
- 6 metre eaves height

UNIT C1	sq.ft	sq.m
Warehouse	7,714	716.62
Ground floor offices/trade counter	1,095	101.72
First floor offices	1,097	101.95
Total GIA (approx)	**9,906**	**920.29**

Services

The property has the benefit of mains water, mains drainage, gas and three phase electricity.

Planning

We understand the unit has the benefit of B8 Storage and Distribution planning consent and maybe suitable for B1 (C) Light Industrial use subject to achieving the necessary planning consents. Interested parties should make their own enquiries to Bristol City Council (0117 922 2000).

EPC

EPC - C54

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Rent & Business Rates

Upon application.

For further information please contact joint agents:

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. September 2020. Design: www.qubedesign.com