

39a Cater Road, Bishopsworth, Bristol BS13 7UH

To Let



Location

The property is prominently located on the corner of Cater Road and Hengrove Way within south Bristol. The neighbouring A4174 (Hartcliffe Way) provides access to routes into the city centre, located approximately 4 miles north of the site.

The property also benefits from the newly installed south Bristol link road, connecting south Bristol with the A370. This also forms part of the new Metrobus route, improving connectivity within south Bristol and to the national motorway network.

Description

The warehouse accommodation is constructed of a steel portal frame with brickwork and part metal cladding under a double pitched roof to 6.89m eaves. Internally, the property includes solid concrete flooring and fluorescent strip lighting above.

Externally, the property benefits from two dock level roller shutter doors and two full height, ground level roller shutter doors of 3.73 m width.

This provides access onto a secure yard to the front of the property, which benefits from 24 dedicated car parking spaces.

The property possesses internal office accommodation, set over two floors. The accommodation consists of office space, meeting rooms, canteen and WC facilities. The specification has recessed Category 2 lighting with integral A/C units and a combination of carpet and vinyl flooring.

Accommodation

The property is arranged over the ground and first floors comprising the following approximate areas, which have been measured on a Gross Internal Area basis (GIA):

	Sq m	Sq ft
Ground Floor		
Warehouse	4,697.05	50,559
Office and Ancillary	291.38	3,136
First Floor		
Office and Ancillary	291.38	3,136
Total (GIA)	5,279.84	56,832

EPC

To be confirmed.

Rent

Upon application.

Tenure

Available on the basis of an assignment/sub-letting of the existing lease up until 28th February 2031 with a tenant's only option to determine the lease on 28th February 2026.

Planning

We understand the property benefits from B8 (Storage and Distribution) planning consents under the 1987 Town and Country Planning Use Class Order. Interested parties are advised to make their own enquiries to Bristol City Council.

Services

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

Rateable Value

The rateable value effective from 1st April 2017 is £189,000. We anticipate this will need to be altered following a reduction in the useable floor area by the previous tenant. Prospective parties should make their own enquiries with the VOA.

**Viewing & Further Information**

Strictly by prior arrangement only with:

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July 2017

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