

Unit 15, Warmley Business Park

Bristol, BS30 8WR



To Let
43,079 Sq Ft

 **CUSHMAN &
WAKEFIELD**

// PROPERTY HIGHLIGHTS



7.3m EAVES HEIGHT



FITTED OFFICES



4 LOADING DOORS



GANTRY CRANES



AMPLE PARKING



CANTEEN & WELFARE SPACE



EASY ACCESS TO BRISTOL & BATH



SECURE YARD



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// DETAILS



PROPERTY DESCRIPTION

The warehouse is constructed on a portal frame, with elevations of blockwork under a double skin roof, incorporating roof lights. The warehouse has a concrete floor, LED lighting, gas blower heaters and an eaves height of 7.3m. There is a small warehouse extension which allows ground level loading access into the yard. There are 2 level loading doors and 2 dock level doors, with a covered loading area. The warehouse has 2X 5 tonne cranes and a separate mezzanine.

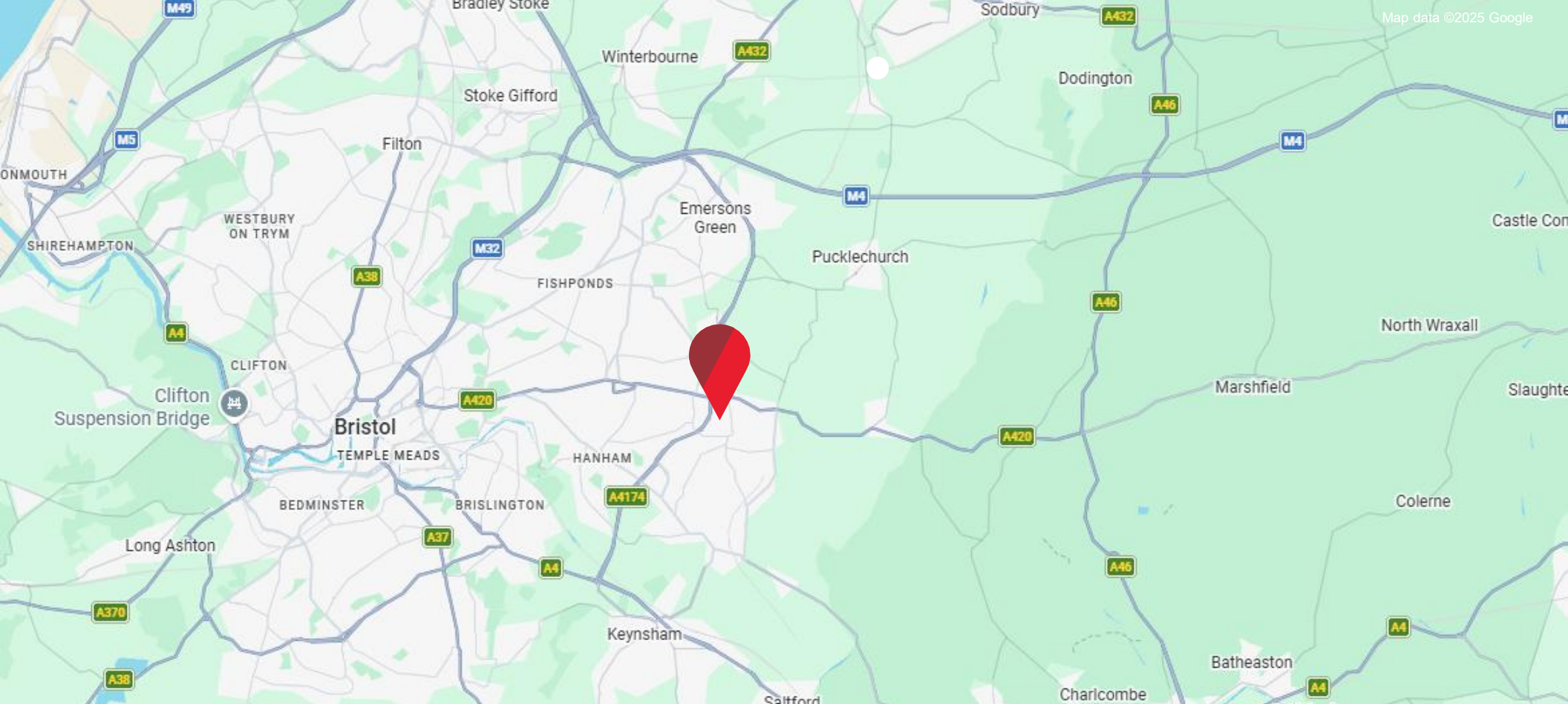
The office accommodation to the front elevation benefits from ceiling mounted heating/AC, WCs and welfare facilities. To the rear of the warehouse, there is a separate 2 storey office/welfare block which contains WCs and a canteen.

Externally, there is a secure yard to the rear, accessed from Crown Way and a separate car park to the front & side elevations.



ACCOMODATION	SQUARE FEET	SQUARE METRES
Front Office GF	5,070	471
Front Office FF	5,070	471
Main Warehouse	23,948	222.84
Rear Warehouse	4,391	407.95
Rear Office GF	2,300	213.68
Rear Office FF	2,300	213.68
TOTAL	43,079 SQ FT	4,002.17 SQ M





// LOCATION

The unit is located within Warmley Business Park in Bristol, within close proximity to the ring road (A4174). The ring road provides a key link between the A4 and Bath to the south and the M32 and M4 to the North

Nearby established occupiers include:

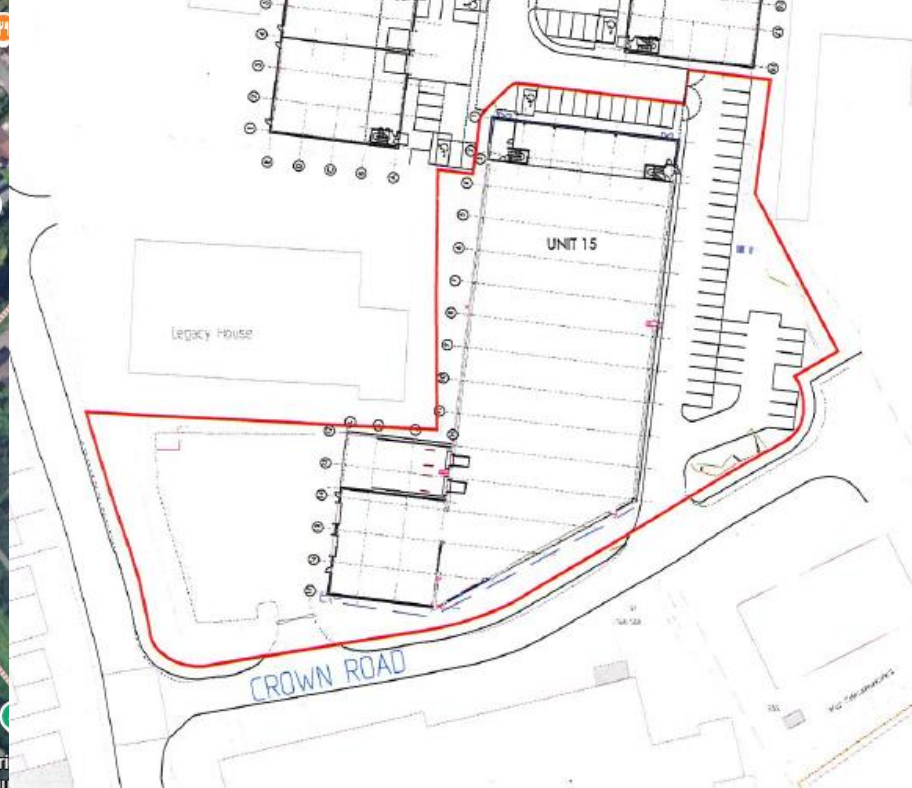
- Screwfix
- Steer Prestige
- Avent Interiors
- Power Electrics
- Wilsons Engineering
- Amcor

DISTANCES

Bristol City Centre	6.5 Miles
Bath	9 Miles
M4/M5 Interchange	11 Miles
Birmingham	89 Miles
Exeter	91 Miles
London	115 Miles



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TENURE

The property is available by way of a sub-lease / assignment expiring 22nd September 2034. Alternatively, a new lease may be available from the landlord, subject to a surrender of the existing.

RENT

Available upon request.

RATEABLE VALUE

The rateable value of the property is £233,000.

EPC

C (52) - valid until 24 July 2029

VAT

All Outgoings are subject to VAT

PLANNING

We advise all interested parties make their own enquiries with the local planning authority.

SERVICES

We understand that services are provided to the property, including mains water, gas and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.



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// CONTACT

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ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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