



Modern Industrial / Warehouse Unit
*Unit 14 Eagles Wood Business Park, Bradley Stoke
Bristol, BS32 4EU*

TO LET
4,392 sq ft

**AVISON
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Key highlights



Size
4,392 sq ft



Office accommodation
Reception, kitchen and WC facilities



Eaves height
Minimum eaves height of 6.6m



Accessibility
Large forecourt with parking for 16 vehicles

Location

The property is located on the established Eagles Wood Business Park, adjacent to M4/M5 junction interchange. The property is 7 miles North West of Bristol City Centre via the A38. Parkway Train Station is within 2 miles and provides a direct link to London Paddington as well as other major cities.

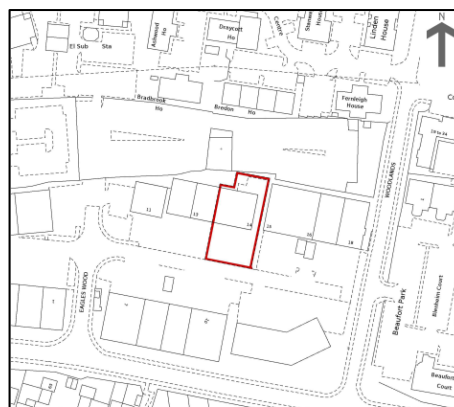
Description

The property comprises an end-terrace industrial unit of steel portal frame construction, with brick elevations beneath a pitched profile steel roof incorporating approximately 10% rooflights.

The unit provides an internal eaves height of approximately 6.6 m. There are two-storey offices, including a reception area, kitchen, and WC facilities on both ground and first floor.

The warehouse is fitted with a concrete floor and LED lighting. Access is via an electrically operated loading door measuring approximately 3.5 m (W) x 5.5 m (H).

Externally, the property benefits from a forecourt/loading area and dedicated parking for around 16 vehicles. There is also a small yard located to the rear.



Rent

Current passing rent is £50,000 per annum exclusive of VAT and other outgoings.

Tenure

The property is available by way of an assignment / sub-lease basis with lease expiry on 27th October 2032 or potentially a new lease is available direct from the Landlord on terms to be agreed.

Planning

The property has consent for B1, B2 & B8 Use Classes

EPC

B (31)

Business rates

Warehouse and premise
Ratable Value - £43,750 (April 23)

Service Charge

There is an estate service charge for the upkeep and maintenance of communal areas.

Accommodation

Floor	Sq ft	Sq m
Ground Floor Offices	873	(81.16)
First Floor Offices	873	(81.16)
Warehouse	2,645	(245.77)
Total	4,392	(408.09)

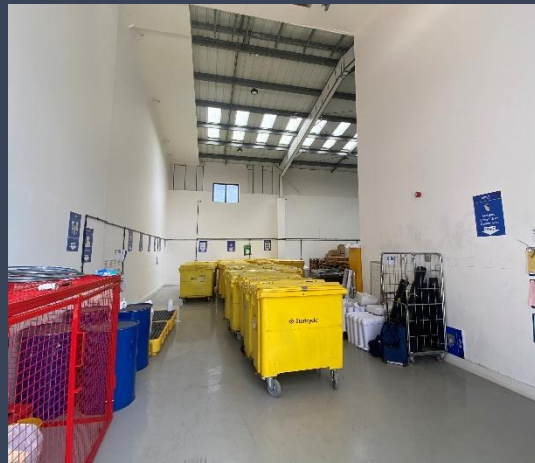


If you would like to know more please get in touch.

James Short

07557290757

james.short@avisonyoung.com



Paul Hobbs

07767613489

paul.hobbs@avisonyoung.com

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