

# Unit 3

TO LET  
7,597 SQ FT (705.7 SQ M)

unicornbusinesspark

Whitby Road, St Philips, Bristol BS4 4EX

CENTRALLY LOCATED  
WAREHOUSE WITH  
2 STOREY OFFICES





REAR YARD AND LOADING AREA

Good accessibility to  
**LOCAL LABOUR**  
force by:



UNIT 3 ADDITIONAL PARKING

KEY FEATURES



Established  
Industrial  
Estate



Corner  
Unit with  
24/7 use



Well-connected  
Central  
Location



1 level  
access  
loading door



Reception /  
Atrium /  
2 storey Offices



Suitable for  
a variety  
of uses



Rear  
Yard



18 parking  
spaces

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## unicornbusinesspark



### LOCATION

The property is situated off Whitby Road in Central Bristol and benefits from excellent access to the M32 and A4 Bath Road.

Unicorn Business Park also benefits from great public transport links being a 5 minute walk from a bus stop and a 10 minute cycle from Bristol Temple Meads Railway Station.

SAT NAV: BS4 4EX  
W3W: ///MANY.FLAGS.REEF

Local occupiers include:





Typical Unicorn Business Park Internal



## WAREHOUSE

The unit comprises a steel portal frame with blockwork elevations underneath a pitch, steel clad roof incorporating 10% skylights.

The warehouse space has a concrete floor, LED lighting and 1 level access loading door.



## OFFICE

There is ample office & ancillary accommodation, including an atrium upon the pedestrian entrance, which is carpeted and features gas central heating.

The office space comprises suspended ceilings, double glazed windows and CFL strip lighting, plus a meeting room.

Two sets of male and female WCs accessible from the warehouse and office space on the ground floor, plus a kitchenette.



## EXTERNAL

Externally, this corner property benefits from a small private loading yard to the rear elevation, with separate car park to the front and side.

## ACCOMMODATION

| Unit 3              | Sq ft | Sq m   |
|---------------------|-------|--------|
| Warehouse           | 4,720 | 438.50 |
| Ground Floor Office | 1,268 | 117.80 |
| First Floor Office  | 1,609 | 149.48 |
| Total               | 7,597 | 705.78 |

The premises provide the above approximate gross internal areas (measured in accordance with the RICS Code of Measuring Practice).



Typical Unicorn Business Park Internal

## WAREHOUSE WITH 2 STOREY OFFICES

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### Lease

The unit is available by way of a new fully repairing and insuring lease for a term to be agreed.

### Services

We understand that all mains services including water, drainage, gas and 3 Phase electricity are connected.

### Rent

Upon Application.

### EPC

EPC Rating 88 D expiring 17th September 2033. An Energy Performance Certificate is available upon request.

### Rates

The property is listed as warehouse and premises with a rateable value of £59,500.

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### Legal Costs

Both parties are responsible for their own legal costs incurred with the transaction.

### Use

We understand the property benefits from E and B8 Planning Consent. We recommend interested parties undertake their own investigations.

### Anti-Money Laundering

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

## FURTHER INFORMATION



Strictly by appointment with the joint agents below:

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