



Former CCR Motors Site

78 Feeder Road, Bristol BS2 0HH

Showroom,
Warehouse &
Large Yard

For Lease
13,870 sq. ft.
on 1.27 acres

// PROPERTY HIGHLIGHTS



LARGE SECURE YARD



PROMINENCE TO FEEDER RD



MODERN SHOWROOM



SECURE SITE



AMPLE PARKING SPACES



FLEXIBLE LEASE TERMS



BRISTOL CITY CENTRE



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// DETAILS

PROPERTY DESCRIPTION

The site is secure and mostly tarmac yard / vehicle parking space (approx. 0.95 acres). It can be accessed via gates from Short Street. The site also benefits from a showroom, offices and warehouse space.

The Showroom incorporates a steel portal frame underneath a pitched, steel clad roof with part steel clad, part glass elevations. The floor is concrete however this has been covered with a vinyl coating.

The warehouse space has been split into 3 areas, these all incorporate a steel portal frame underneath a pitched steel clad roof benefiting from approx. 10% translucent roof lights and part brick blockwork, part steel clad elevations. The warehouses are all accessed via electric loading doors and benefit from a minimum eaves height of 5m.

The smallest warehouse space incorporates a steel mezzanine, which connects to the first floor office space. All warehouses are lit via suspended LED lights. The building also benefits from a 3 phase power supply, gas and water connections.



ACCOMODATION	SQUARE FEET	SQUARE METRE
Showroom	3,512	326
Warehouse & GF Ancillary	8,980	834
FF Office & Ancillary	556	51
Outdoor Garage	822	76
TOTAL	13,870 SQ FT	1,288 SQ M





DISTANCES

M32	2 Miles
M4	6 Miles
Cardiff	45 Miles
Birmingham	95 Miles
London	124 Miles

// LOCATION

The site is located prominently on the established Feeder Road, which accommodates many established industrial and trade occupiers, positioned well within Bristol City Centre. The property is in close proximity to the M32, providing excellent connectivity to the M4/M5 interchange and in turn Birmingham, Wales and London.

The Feeder Road provides a direct link between South / East Bristol and Bristol City Centre. Nearby established occupiers include:

- Screwfix
- Toolstation
- PPG
- Brandon Tool Hire
- Roofbase
- Johnstone's Decorating Centre

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TENURE

The site is available by way of a new FRI Lease on flexible terms.

RENT

Available upon application

RATEABLE VALUE

Please contact the agents for details.

EPC

E – Valid until 22nd January 2030.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

PLANNING

We understand the site was last used as a garage / car showroom. However, we advise all interested parties make their own enquiries with the local council.

SERVICES

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



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// CONTACT

HENRY DE TEISSIER

Partner

07860 821 345

henry.deteissier@cushwake.com

LUKE WHITMARSH

Surveyor

07350 436 876

luke.whitmarsh@cushwake.com

CLAIRE GRUNDY

Graduate Surveyor

07385 689 363

claire.grundy@cushwake.com

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.