

**UNDERGOING
REFURBISHMENT**

UNIT 3 WADEHURST INDUSTRIAL PARK

ST PHILIPS ROAD, BRISTOL BS2 0JE



TO LET **8,161 sq ft**
(758 sq m)

- Centrally Located Industrial/ Trade Counter Unit
- Trade Occupiers nearby including Euro Car Parts, City Electrical Factors and Rexel
- External forecourt/loading area
- Integral two-storey office accommodation
- Excellent access to motorways

UNIT 3 WADEHURST INDUSTRIAL PARK

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Description

The property comprises of a detached steel portal framed warehouse / industrial unit located within the well-established Wadehurst Industrial Estate. The estate is well managed and has a secure electric gate which operates with a code entry system. The building is of single skin block and profile clad elevations under a pitched roof incorporating 10% translucent roof lights with an eaves height of 6.52m.

Externally the unit benefits from forecourt loading and demised car park which provides ample parking for the unit. Loading and vehicular access is provided via the manual roller shutter door. There are two pedestrian access doors, one which leads directly into the warehouse unit and the other would have the potential to create a trade counter entrance as it provides access into the reception / office area from the elevation off of the estate road.

Accommodation

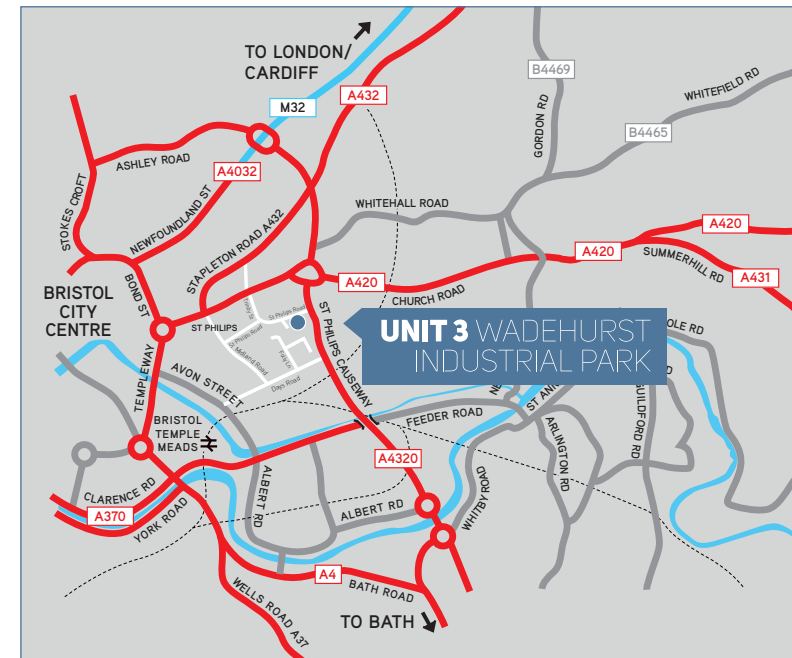
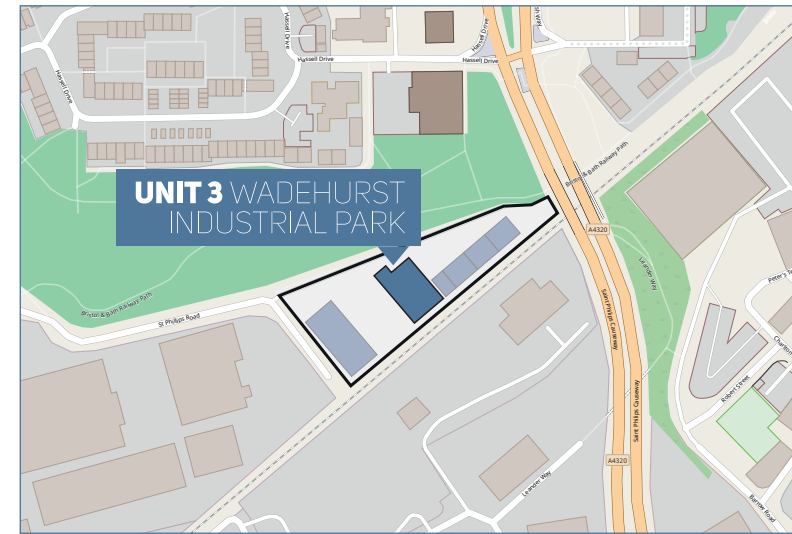
Warehouse	6,022sq ft	559 sq m
Ground Floor Office	1,440sq ft	133.8 sq m
First Floor Office	699sq ft	65 sq m
Total GIA	8,161sq ft	757.8 sq m

Location

The property is located within the industrial area of St Philips, Bristol. The estate is located within close proximity to the St Philips Causeway which is the main arterial route through St Philips. The estate is within reach of the national motorway network, accessed via J3 of the M32 which opens up links to the South West and the Midlands via the M5. Lawrence Hill train station is 0.6 miles away and Temple Meads is under 2 miles away which makes the estate easily accessible for pedestrians and cyclists.



BRISTOL CITY CENTRE: **1.4 MILES** M4 MOTORWAY: **5.6 MILES** M5 MOTORWAY: **8.6 MILES**



Planning

We understand the property benefits from B1 (Light Industrial) 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.

EPC

The EPC rating for Unit 3 is D 92

Rent

Upon application.

Tenure

Available on the basis of a new full repairing and insuring lease for a term of years to be agreed direct with the Landlord.

Services

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

Rateable Value

The property is listed under the VOA's 2017 listing as having a rateable value of £47,000.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

Important Notice

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Designed and Produced by Qube: www.qubedesign.com | February 2019



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