

# HIGHLY PROMINENT TRADE UNIT TO LET

## 10,606 ft<sup>2</sup> (985.3 m<sup>2</sup>)



ESTABLISHED  
TRADE COUNTER  
LOCATION



CORNER  
FRONTAGE  
TO A4174



7.7M  
EAVES  
HEIGHT



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TRADE COUNTER / WAREHOUSE UNIT TO LET

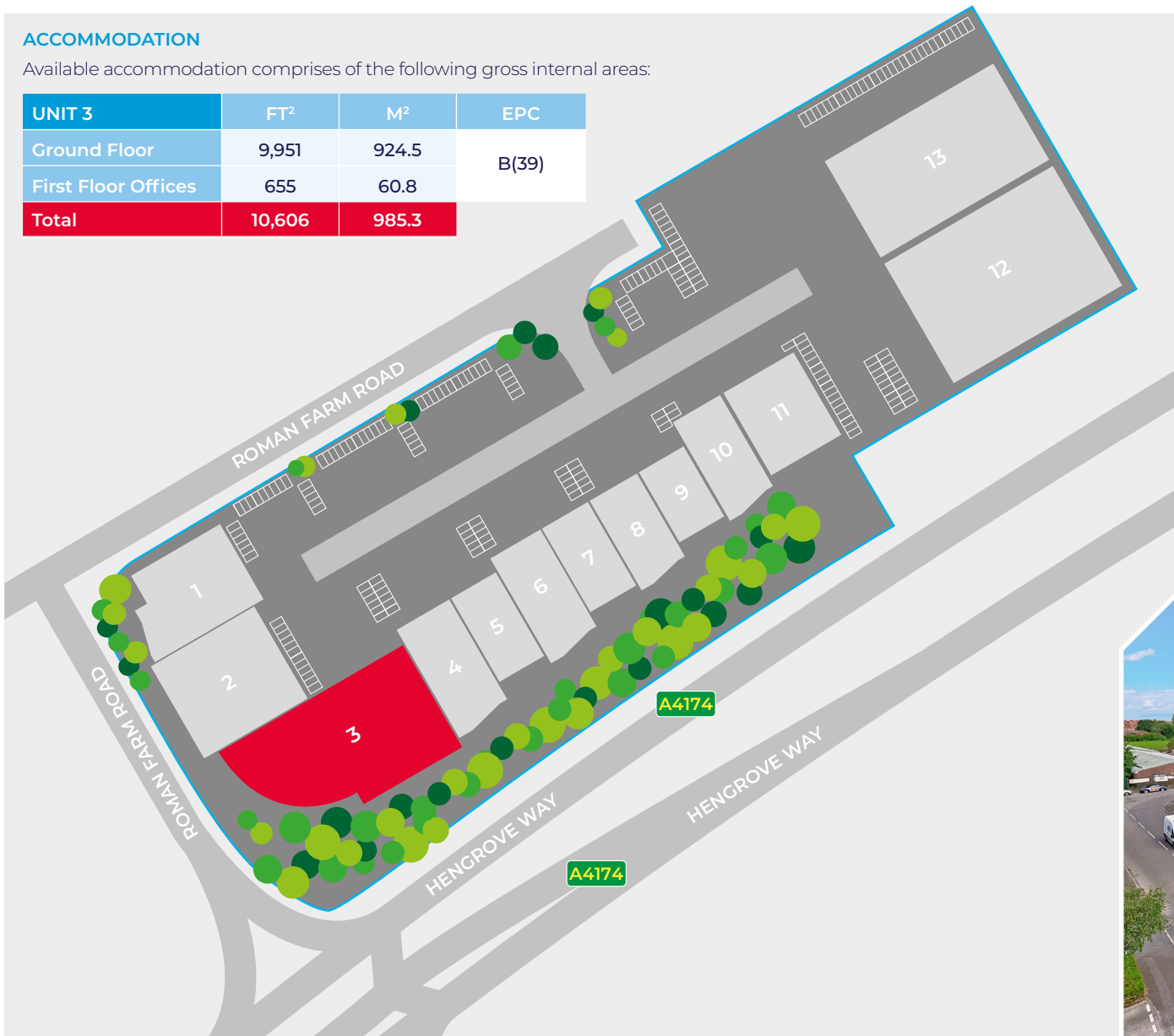
**UNIT 3, ENTERPRISE** TRADE CENTRE  
ROMAN FARM ROAD, BRISTOL, BS4 1UN



## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 3	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor	9,951	924.5	B(39)
First Floor Offices	655	60.8	
<b>Total</b>	<b>10,606</b>	<b>985.3</b>	



## DESCRIPTION

- Highly prominent and well-maintained modern trading estate.
- High profile trade counter unit with ground floor WCs and undercroft to accommodate a trade counter area.
- Fully fitted first floor office accommodation.
- Extensive glazed curved frontage providing rivaled roadside prominence along the A4174 Hengrove Way.
- Dedicated concrete loading apron.
- Good car parking provision.

## SPECIFICATION

- Part steel profile, part blockwork clad elevations.
- Clear span roof.
- Clear internal height of showroom is 6m.
- Eaves height of 7.7m rising to an apex of 10m.
- Electric up and over sectional ground level loading door (3.6m x 5.1m).
- Glazed double trade counter entrance doors.



On behalf of the landlord



**Aaron Burns**  
aaron.burns@ipif.co.uk



**Alex Quicke**  
alex.quicke@cbre.com  
07867 193 908

**Philip Cranstone**  
philip.cranstone@cbre.com  
07717 587 726



**Chris Miles**  
chris@russellpc.co.uk  
07970 886 740

**Rob Russell**  
rob@russellpc.co.uk  
07540 994 123

## LOCATION

Enterprise Trade Centre is situated in a highly prominent location directly fronting the A4174 Hengrove Way. The A4174 Hengrove Way forms the southern section of the Avon Ring Road approximately 4 miles south of Bristol City Centre and Junction 3 of the M32. To the east, the A4174 provides direct access to the A4 Bath Road and thereafter continues as the A4174 Avon Ring Road on to Junction 1 of the M32. To the west, the A4174 connects with the South Bristol Link Road which connects with the A38 and A370.

Other occupiers on Enterprise Trade Centre include Screwfix, Super Bike Factory, Medlocks Electrical Distributors, and Seven Day Windows.

The estate is situated adjacent to a petrol station and convenience store, and opposite Hengrove Leisure Park which is home to Premier Inn, McDonalds, Costa Coffee and KFC. Imperial Retail Park is less than a mile west, and is home to many major out of town retailers.



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	MILES AWAY	KILOMETRES AWAY
A38	2.7	4.3
Bristol City Centre	4.1	6.7
M32 (J3)	4.4	7.1
Keynsham	5	8.1
Bristol International Airport	6.8	10.9
M4 (J19)	8.7	13.9
Bath	11.9	19.1



## LEASE TERMS

The unit is available on new full repairing and insuring lease for a term of years to be agreed.

## BUSINESS RATES

The property is listed in the 2023 Valuation List as Warehouse and Premises, with a Rateable Value of £75,500.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## USE CLASSES

The scheme was originally granted consent for Classes E(g)(iii) (Formerly B1(c)), B2, and B8 uses, with ancillary showroom for trade display and sales. Prospective occupiers are advised to make their own enquiries of the Local Planning Authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the landlord

**IPIF**  
**TRADE**  
0800 804 8600 ipif.com

**Aaron Burns**  
aaron.burns@ipif.co.uk

**CBRE**  
0117 943 5757  
www.cbre.co.uk

**Alex Quicke**  
alex.quicke@cbre.com  
07867 193 908

**Philip Cranstone**  
philip.cranstone@cbre.com  
07717 587 726

**pc russell**  
PROPERTY CONSULTANTS  
01179 732 007

**Chris Miles**  
chris@russellpc.co.uk  
07970 886 740

**Rob Russell**  
rob@russellpc.co.uk  
07540 994 123