

TO LET - OPEN STORAGE

SERVICE YARD

St Annes Road, St Annes Park, Bristol, BS4 4EB



Key Highlights

- 1 Acres
- Gated and secure and self contained concrete yard
- Next to Rocket Padel
- Central location
- Three miles from city centre
- 1 acre open storage

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Location

St Anne's Road is in a suburb of east Bristol, three miles from the City Centre. The area has strong transport links via the A4 (Bath Road) and the A4320 (St Philips Causeway) with the Feeder Road providing access to the City Centre, the national motorway network (M32) and the surrounding area.

Description

The site provides a secure, fenced and gated concrete open storage yard of approximately 1.0 acres.

The occupier of the industrial unit will retain rights to access their plant equipment, but otherwise tenants are offered exclusive possession.

Terms

The yard is available by way of sublease for a term to be agreed but cannot exceed head lease expiry, October 2032.

Business Rates

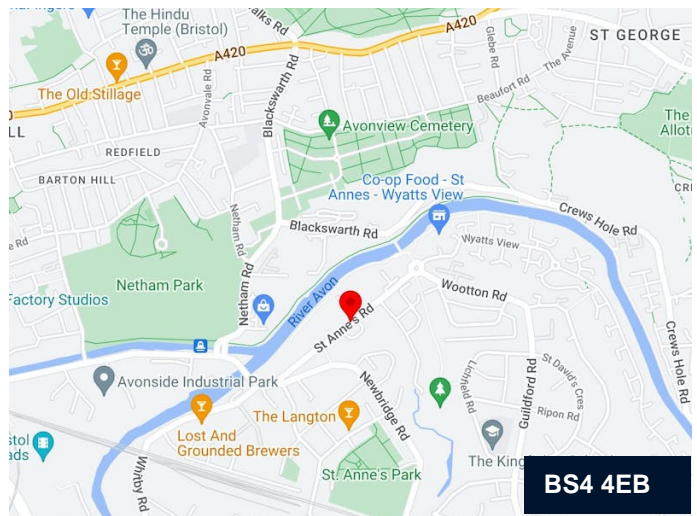
The business rates payable on a sub-lease would be £19,500 per annum.

Use

The yard available for open storage use within B8, Sui Generis or E Use. Sub-tenant's will be responsible for checking their proposed use is permitted by the local planning authority.

Viewings

Viewings can be arranged via the sole agent, Savills.



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