



CRIBBS
CAUSEWAY
CENTRE BRISTOL

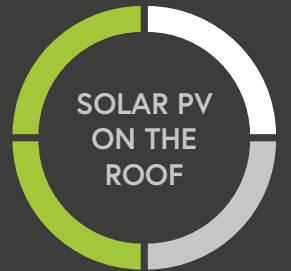
UNIT 5 | CRIBBS CAUSEWAY CENTRE | THE LAURELS | BRISTOL | BS10 7TT

UNIT 5 TO LET
12,596 SQ FT (1,170 SQ M)

UNIT TO BE FULLY REFURBISHED
EXCELLENT TRADE AND DISTRIBUTION LOCATION



POST REFURBISHMENT
TO INCLUDE:



○ MODERN INDUSTRIAL UNIT

○ EXCLUSIVE LOCATION

○ EXCELLENT TRANSPORT LINKS



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KEY FEATURES



POST REFURBISHMENT GREEN CREDENTIALS



EPC RATING
TARGETING EPC
RATING 'A'



SOLAR PV
TO THE ROOF

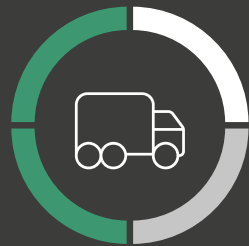


EV CAR
CHARGING

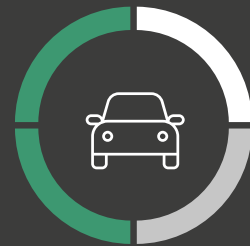
TO BE FULLY REFURBISHED



**END OF TERRACE OPEN
PLAN WAREHOUSE**



**LARGE YARD WITH
SIDE STORAGE**



**17 ALLOCATED CAR
PARKING SPACES**



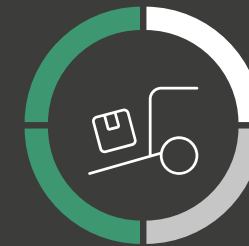
**7M MINIMUM
EAVES**



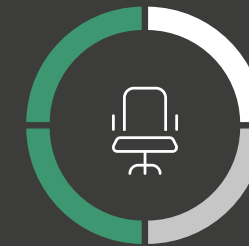
**EXCELLENT
TRANSPORT LINKS**



**PRIME, HIGH-PROFILE
LOCATION**



**CANOPY LOADING
BAY AREA**



**FITTED GROUND &
FIRST FLOOR OFFICES**



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DESCRIPTION

Unit 5 comprises a modern end of terrace warehouse/distribution building which has been built around a steel portal frame with an insulated steel roof incorporating approximately 20% translucent roof lights.

- The unit benefits from a large yard and additional side storage.
- The open plan warehouse benefits from a power floated concrete floor and an internal eaves height of 7m 22ft 9".
- There is two storey fitted offices along with WCs and a kitchenette and LED lighting throughout.
- Loading bay access is provided via a single surface level electric loading door as well as a separate pedestrian entrance at the front.
- Externally the property benefits from 17 allocated car parking spaces.
- EV Charging to be included in the refurbishment.
- Solar PV on the roof helping to further reduce energy running costs, to be included in refurbishment.

ACCOMMODATION

| | | |
|----------------------|---------------------|-------------------|
| Warehouse | 10,172 sq ft | 945 sq m |
| Ground Floor Offices | 1,212 sq ft | 113 sq m |
| First Floor Offices | 1,212 sq ft | 113 sq m |
| TOTAL | 12,596 sq ft | 1,170 sq m |

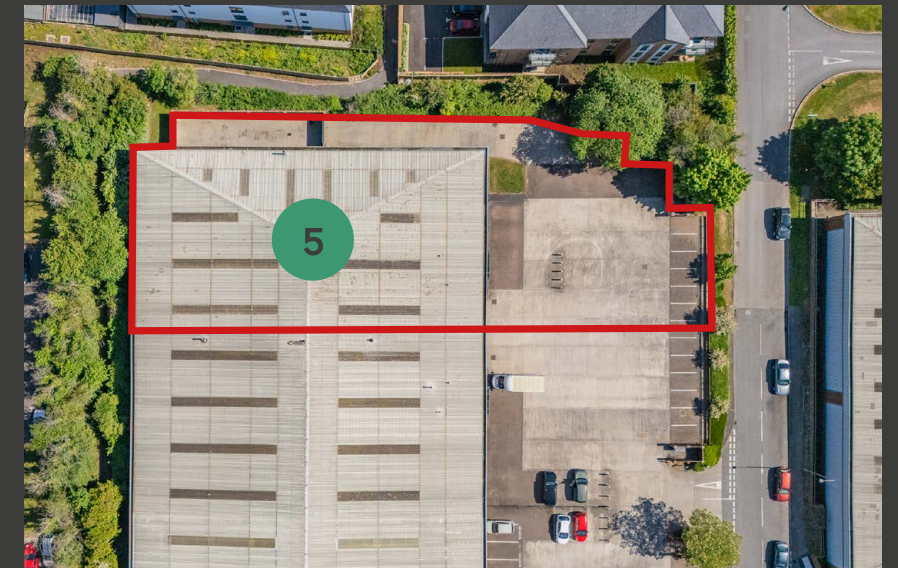
All areas measured on an approximate gross internal basis (GIA)



Typical post refurbishment internals – Unit 2



Typical post refurbishment internals – Unit 2





Typical post refurbishment internals – Unit 2



EV charging to be included in the refurbishment



Typical post refurbishment internals – Unit 2



Typical post refurbishment internals – Unit 2





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LOCATION



JUNCTION 17 OF M5
0.8 MILES



M4/M5 INTERCHANGE
3.5 MILES



**BRISTOL PARKWAY
RAILWAY STATION**
5 MILES



**AVONMOUTH & ROYAL
PORTBURY DOCKS**
5 MILES



BRISTOL CITY CENTRE
7.5 MILES



BRISTOL AIRPORT
15 MILES



**PUBLIC TRANSPORT ADJOINING
THE METRO BUS TERMINAL**



**DIRECTLY CONNECTED TO
THE NATIONAL CYCLE ROUTE**



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FURTHER INFORMATION



TENURE

The property is available by way of a new full repairing and insuring lease.

RENT

Rent upon application.

ENERGY PERFORMANCE CERTIFICATE

EPC rating to be reassessed upon completion of refurbishment – targeting EPC rating 'A'.

PLANNING

The property has consent for E & B8 Use Classes with unrestricted 24 hour use.

BUSINESS RATES

The premises are described as "warehouse and premises" with a RV of £88,000.

LEGAL COSTS

Each party to bear their own legal and survey costs incurred in the transaction.

VAT

All costs are subject to VAT where applicable.

ANTI-MONEY LAUNDERING

All interested parties will be required to comply with Anti-Money Laundering regulations.

SERVICE CHARGE

There is an estate service charge for the upkeep and maintenance of communal areas.

VIEWING

For further information please contact the joint agents:



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