



Quoting Rent:

Rent on Application

The Property:

The premises comprises a detached warehouse with ground and first floor offices, providing the following approximate Gross Internal Floor Areas:

Warehouse:

13,074 sq ft (1,214.65 sq m)

Ground & First Floor Offices:

3,055 sq ft (283.85 sq m)

TOTAL

17,880 sq ft
1,661.15 sq m

Unit 7 Kings Business Park, Feeder Road, Bristol, BS2 0TZ

Central Bristol location. Well-established industrial estate. Good transport links.

Highlights

- **To Be Fully Refurbished**
- Secure Yard
- 6m Minimum Eaves
- Two Surface Level Roller Shutter Doors
- Allocated Car Parking
- Rare City Centre Opportunity

The Location

Nearby Neighbors

- Screwfix
- Toolstation
- Sunbelt Rentals
- Jewson
- Graham Plumbers Merchants

Connectivity

Junction 3 of M32
1.8 miles

Bristol City Centre
2.0 miles

Junction 19 of M4
6.0 miles

Amenities

- 6m Minimum Eaves
- Secure Yard
- Two storey Office Accommodation
- W/C & Kitchenette Facilities
- Two Surface Level Access Roller Shutter Doors
- Allocated Car Parking

Description

Unit 7 Kings Business Park comprises a modern detached industrial unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor, 6m minimum eaves (19ft 6") and ground and first floor office accommodation. The property also benefits from multiple WCs and a kitchenette on each floor.

Loading access is provided via two surface level electric loading door as well as a separate pedestrian door.

Externally the property benefits from a secure yard area to the rear and allocated car parking spaces.

Tenure

The property is available by way of a new full repairing and insuring lease, subject to refurbishment.

Rent

Rent on application.

VAT

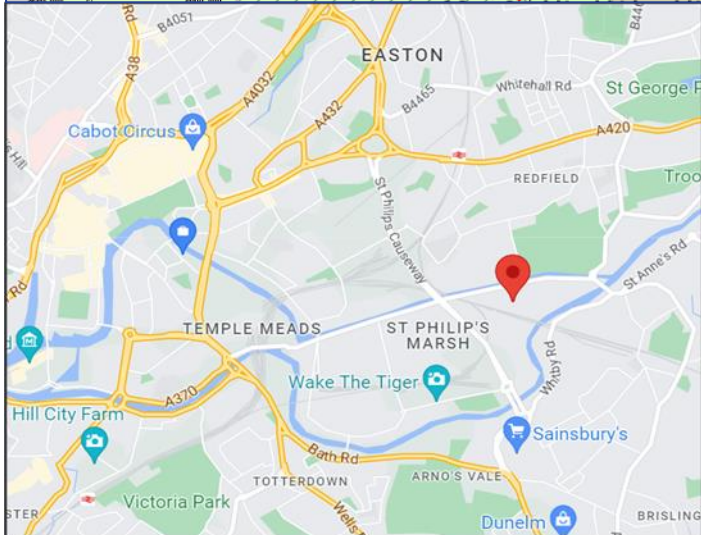
All costs are subject to VAT where applicable.

Legal Costs

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

Energy Performance Certificate

To be reassessed following refurbishment.



Contacts

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