

# Unit 4, Whitehall Trading Estate

WAREHOUSE / INDUSTRIAL

Gerrish Avenue  
Whitehall  
Bristol  
BS5 9DF

4,395 sq ft (408.3 sq m)

- Central / East Bristol location.
- End of terrace warehouse / light industrial unit.
- Eaves height of 6.9m, rising to an apex of 7.6m.
- LED lighting throughout.
- Vehicular access loading door measuring 4.9m by 4.9m
- Adjacent to Bristol to Bath cycle path.
- Approximately 1 mile from Junction 3 of the M32 Motorway.
- Within 2 miles of Bristol City Centre via the A420.



## CONTACT US

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# Unit 4, Whitehall Trading Estate

## PROPERTY OVERVIEW

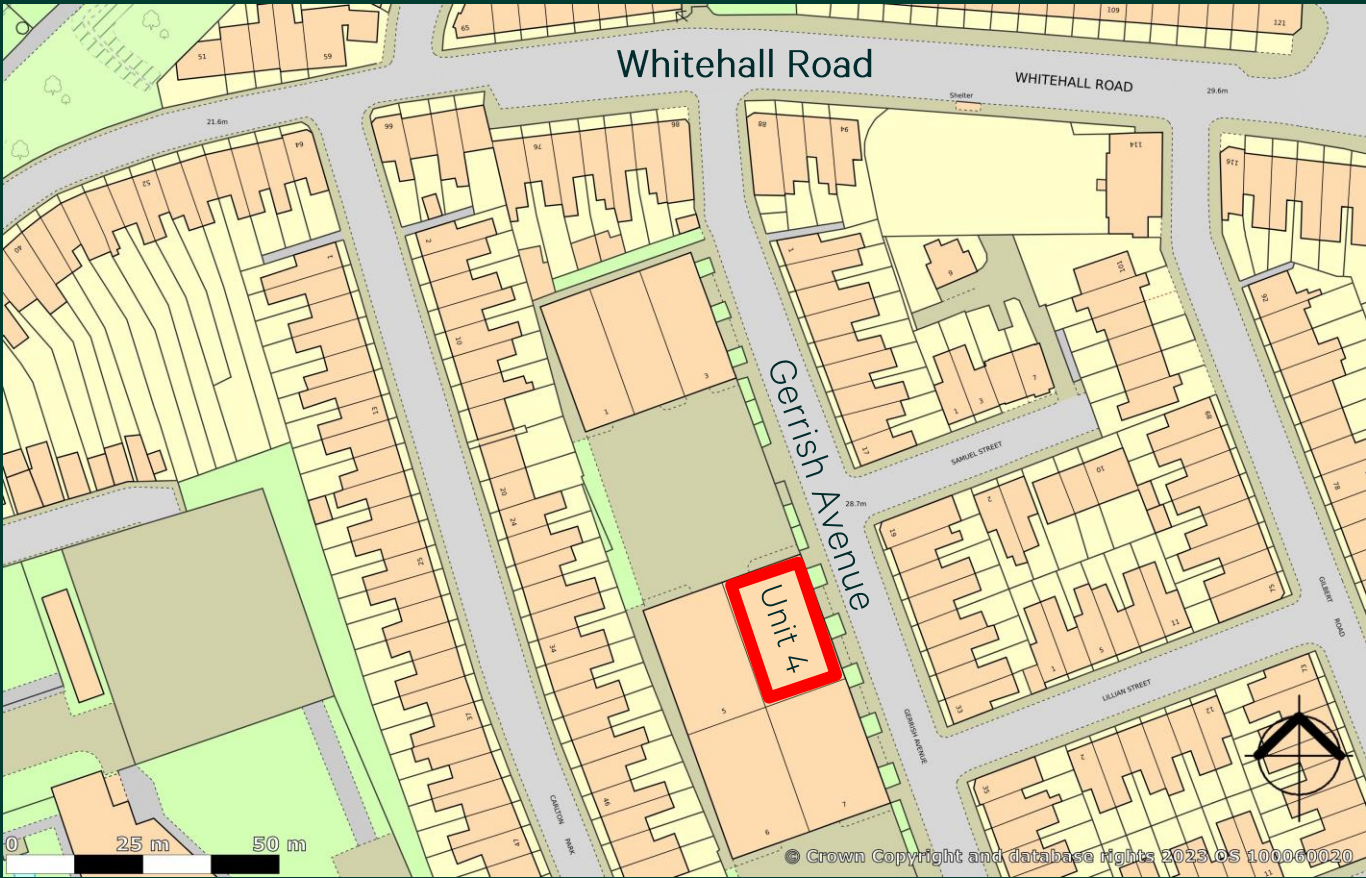
### DESCRIPTION

- End of terrace warehouse / industrial unit.
- Incorporating ground floor reception, office & WC's and first floor office.
- Eaves height of 6.9m rising to an apex of 7.6m.
- LED lighting throughout.
- Vehicular access loading door measuring 4.9m by 4.9m.
- Pitched roof incorporating 10% translucent roof panels.
- Demised car parking provision with dedicated loading.

### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Warehouse	299.5	3,223
Ground Floor Office & Ancillary	54.4	586
First Floor Office	54.4	586
<b>Total GIA</b>	<b>408.3</b>	<b>4,395</b>



### ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of C (68). A full EPC is available upon request.

### SERVICES

We understand that mains services are provided to the property and included water, drainage, gas and three-phase electricity.



Industrial| For Lease

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## FURTHER INFORMATION



Indicative Image of a Refurbished Unit – Unit 1



Indicative Image of a Refurbished Unit – Unit 1

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## FURTHER INFORMATION

### PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes. We anticipate the unit would also be suitable for Class B1 / E(g) Light Industrial and Class B2 General Industrial uses, subject to any necessary planning consent.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

### RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with a Rateable Value of £30,500.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transition Relief benefits.

### ESTATE SERVICE CHARGE / MAINTENANCE RENT

An Estate Service Charge / Maintenance rent and Building Insurance will be payable, towards the management and maintenance of common parts and the external elements of the property.

### TENURE

The property is available by way of a new Effective Full Repairing and Insuring lease (being an Internal Repairing and Insuring (IRI) lease with a Maintenance Rent to cover the cost of external elements of the property) for a term to be agreed, subject to status.

A minimum 3 month Rent plus amount equivalent to VAT will be payable as a Rent Deposit.

### RENT

Available upon application.

### VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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## LOCATION BS5 9DF

### SITUATION

- Within secure gated group of 5 units.
- Established industrial estate, situated off Gerrish Avenue.
- Between B4465 Easton Road and A420 Church Road.
- Adjacent to Bristol to Bath cycle path.
- Access to Bristol City Centre via A420, and Junction 3 of the M32 motorway via A420 and A4320.
- Approximately 1 mile from Junction 3 of the M32 Motorway.
- Within 2 miles of Bristol City Centre via the A420.

### TRAVEL DISTANCES

- Lawrence Hill Train Station – 0.5 miles (0.8 km)
- Junction 3 of the M32 motorway – 1 mile (1.60 km)
- Bristol City Centre – 2 miles (3.20 km)
- Junction 19 of the M4 motorway – 5.70 miles (9.20 km)
- M4 / M5 interchange – 8.30 miles (13.40 km)

### CONTACT US

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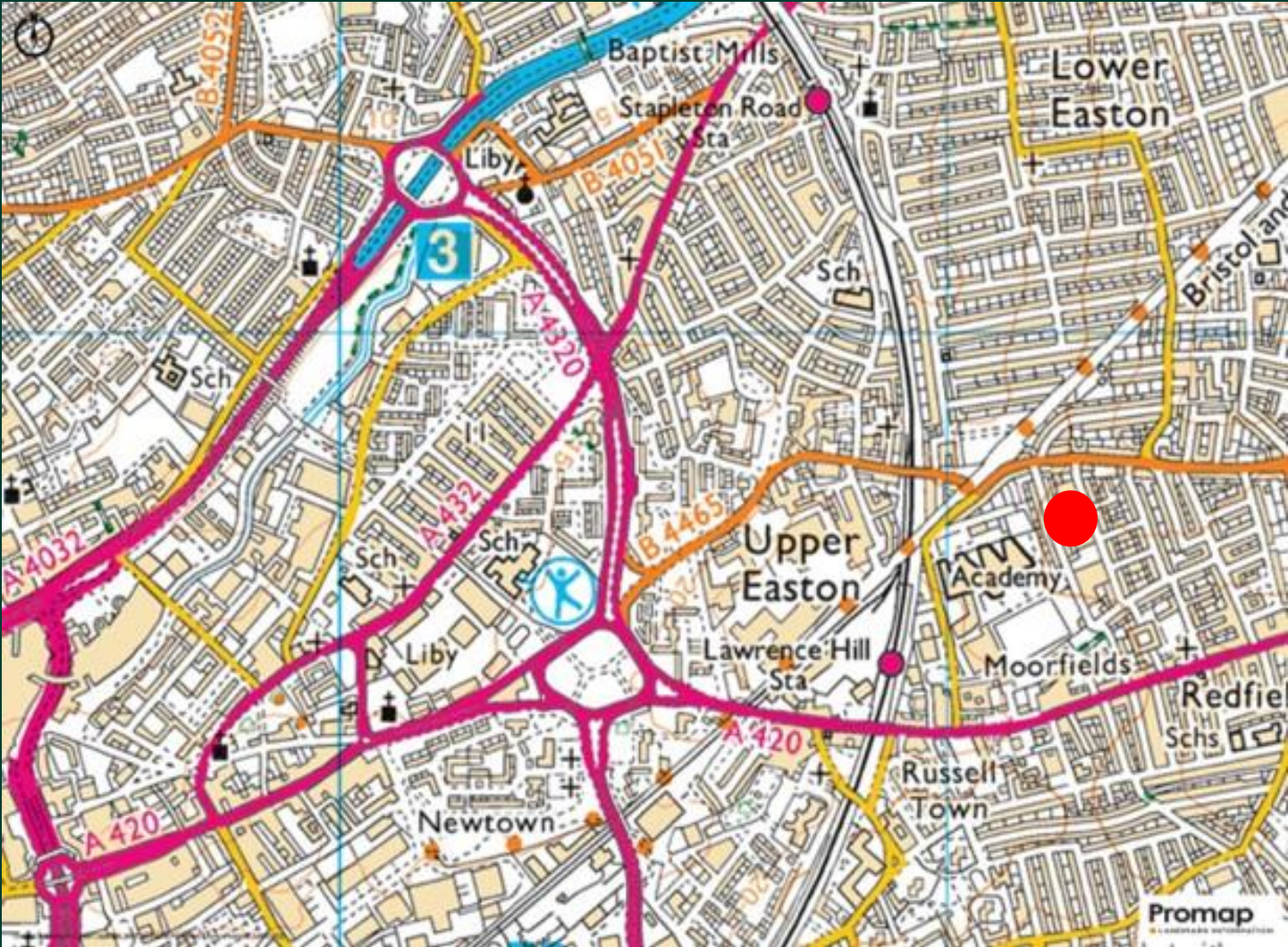
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