

FOR LEASE

Unit 3, Barton Manor

Kingsland Road

Bristol

BS2 ORL



WAREHOUSE / INDUSTRIAL 10,892 sq ft (1,011.95 sq m)

- + Detached warehouse / industrial unit.
- + Large mezzanine area.
- + 4.14m eaves height, 3.62m minimum clear height.
- + 6 car parking spaces.
- + Self contained yard.
- + Excellent City Centre location with prominence to a main arterial route.
- + Approximately 1 mile from Bristol Temple Meads Station.
- + Would suit workshop / storage / trade counter, subject to planning.



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BS2 0RL



PROPERTY OVERVIEW

DESCRIPTION

- + Detached warehouse / industrial unit.
- + Incorporating ground and first floor offices, WC's, kitchenette and a large mezzanine floor.
- + Steel portal frame construction with concrete floor.
- + Brick and rendered elevations.
- + Pitched roof incorporating 20% translucent roof panels, providing excellent natural light.
- + 4.14m eaves height, 3.62m minimum clear height.
- + Large electric roller shutter loading door (2.74m wide x 3.66m high) with wicket door.

SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.



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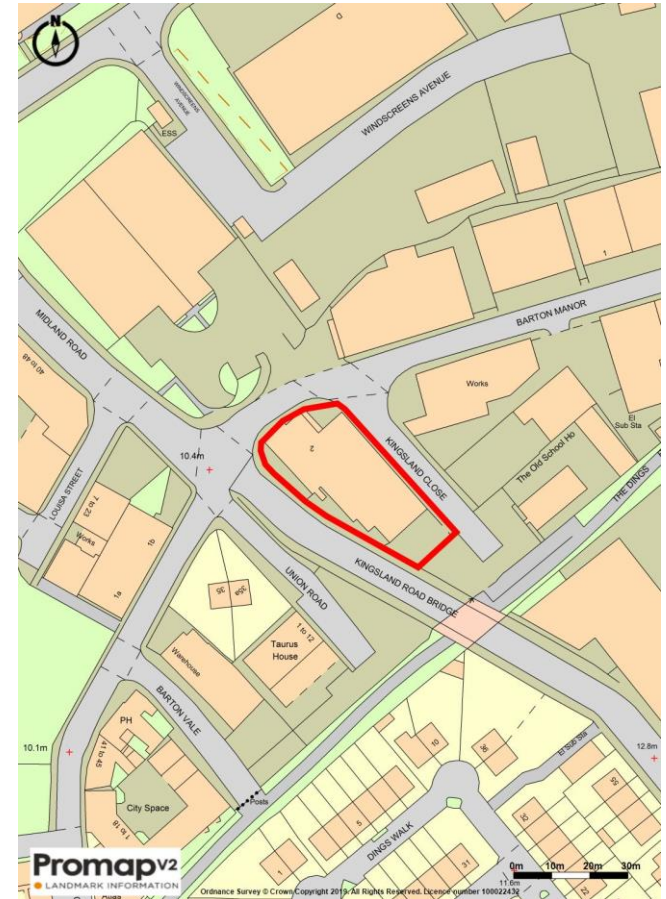


PROPERTY OVERVIEW

ACCOMMODATION

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

Accommodation	Sq M	Sq Ft
Warehouse / Workshop	121.73	1,310
Ground Floor Offices / Ancillary	213.85	2,302
Ground Floor Offices (Beneath Mezzanine)	312.51	3,364
First Floor Offices / Ancillary	61.54	662
Mezzanine Storage	302.33	3,254
Total GIA (Excluding Mezzanine)	709.59	7,638
Total GIA (Including Mezzanine)	1,011.95	10,892



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FURTHER INFORMATION

PLANNING

The property has previously been used for Class B1(a) Offices and Class B1(c) Light Industry. We anticipate it would also be suitable for Class B8 Storage and Distribution, subject to any necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of D (94).

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £36,000.

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

RENT

Upon application.

VAT

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

LEGAL COSTS

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



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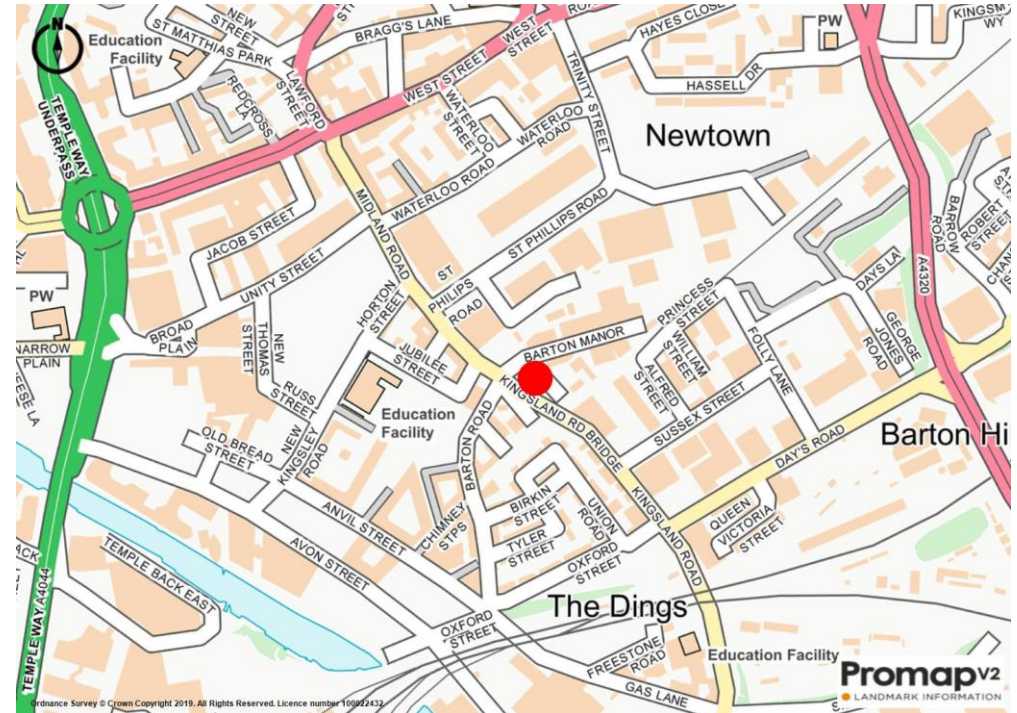
LOCATION BS2 0RL

SITUATION

- + Excellent City Centre location with prominence to a main arterial route.
- + Established Trading Estate.
- + Convenient access to Junction 3 of the M32 motorway.
- + Approximately 1 mile from Bristol Temple Meads Station.
- + Various nearby bus connections.

TRAVEL DISTANCES

- + Junction 3 of the M32 motorway – 1 mile (1.60 km)
- + Bristol City Centre – 0.7 miles (1.20 km)
- + Bristol Temple Meads – 1.1 miles (1.70 km)
- + Junction 19 of the M4 motorway – 5.40 miles (8.60 km)
- + M4 / M5 interchange – 8.50 miles (13.60 km)



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