

FOR LEASE

Unit 4, Malago Trade Park

Malago Road

Bedminster

Bristol, BS3 4JQ



PROMINENT TRADE COUNTER / WAREHOUSE

7,244 sq ft (673.01 sq m)

- + Highly prominent mid terrace trade counter unit.
- + Concrete portal frame construction, with brick and profile steel elevations.
- + Insulated profile sheet pitched roof, with 10% translucent roof panels.
- + 6.30m eaves height, 5.55m minimum clear height.
- + Ground floor front ancillary block containing WCs, kitchenette and office.
- + Large shared car park to the front, with two entrance/exit points.
- + Densely populated residential area, 1.5 miles from Bristol City Centre.
- + Nearby occupiers include Edmundson Electrical, Topps Tiles, Screwfix.



CONTACT US

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CBRE

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PROPERTY OVERVIEW

DESCRIPTION

- + Highly prominent mid terrace trade counter unit.
- + Concrete portal frame construction, with brick and profile steel elevations.
- + Insulated profile sheet pitched roof, with 10% translucent roof panels.
- + 6.30m eaves height, 5.55m minimum clear height.
- + Ground floor front ancillary block, containing WCs, kitchenette and office, with potential for conversion into a trade counter area.
- + Front roller shutter loading door, plus separate pedestrian entrance.
- + Large shared car park to the front, with two entrance/exit points.

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 | 601.94 | 6,479 |
| Office / Ancillary | 71.07 | 765 |
| Total GIA | 673.01 | 7,244 |



SERVICES

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

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (53).

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FURTHER INFORMATION

PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) 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 2017 as Workshop and premises, with a Rateable Value of £27,250.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of the common parts.



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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.

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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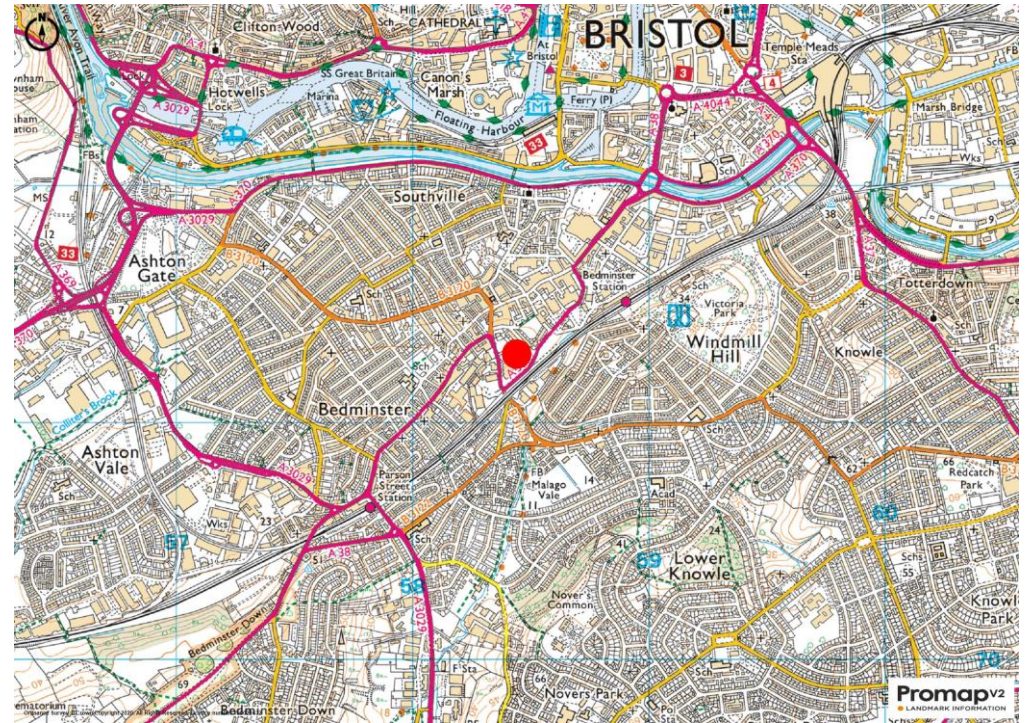
LOCATION BS3 4JQ

SITUATION

- + Prominent roadside position fronting A38 Malago Road, with prominent returns onto Sheene Road and St John's Road.
- + Good access to Bristol City Centre and large residential conurbations to the South and West of the City.
- + Occupiers on the estate include Edmundson Electrical, Topps Tiles, Kwik Fit, Screwfix, YESSS Electrical and Mr Clutch.
- + Nearby occupiers include Lidl, McDonalds, IMO Car Wash.

TRAVEL DISTANCES

- + Bedminster High Street – 0.3 miles (0.48 km)
- + Bristol City Centre – 1.50 miles (2.41 km)
- + Junction 3 of the M32 motorway – 2.50 miles (4.02 km)
- + Junction 19 of the M4 motorway – 6.80 miles (10.94 km)
- + Junction 18 of the M5 motorway – 8.50 miles (13.67 km)



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