

FOR LEASE

Unit 1, Highwood Road

Patchway Trading Estate

Cribbs Causeway

Bristol, BS34 5DJ



DISTRIBUTION / WAREHOUSE / INDUSTRIAL

43,087 sq ft (4,002.97 sq m)
on 3.36 acres (1.36 ha)

- + Prominent detached distribution / warehouse / industrial unit.
- + 3 dock level, and two ramped access roller shutter loading doors.
- + Large secure concrete and tarmacadam yard with dual access points.
- + Adjacent to The Mall Shopping Centre.
- + 1.60 miles from Junction 17 of the M5 motorway.
- + Other nearby occupiers include Saint Gobain, NFT, Royal Mail, DX, and Ceva Logistics.



CONTACT US

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PROPERTY OVERVIEW

DESCRIPTION

- + Prominent detached distribution / warehouse / industrial unit.
- + Steel truss frame construction, with profile metal sheet clad elevations.
- + Twin bay pitched roof, with LED lighting.
- + 9.09m eaves height, 7.86m minimum clear height.
- + Loading bay and separate detached two storey modular offices.
- + 3 dock level, and two ramped access roller shutter loading doors.
- + Large secure concrete and tarmacadam yard with dual access 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	3,426.09	36,878
Loading Bay	397.39	4,277
Two Storey Modular Offices	179.49	1,932
Total GIA	4,002.97	43,087
Site Area	1.36 ha	3.36 acres



SERVICES

We understand that mains services are provided to the property including water, drainage, and 3 phase electricity (800 amps).

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of B (34).

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FURTHER INFORMATION

PLANNING

The property is suitable for Class B1(c) Light Industrial (Class E), and Class B8 Storage & Distribution purposes, and is anticipated would be suitable for Class B2 General Industrial subject to any necessary consents. Interested parties are advised to make their own enquiries with the local planning authority.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Cold Store and premises, with a Rateable Value of £115,000.

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 held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 11th February 2030 and excluded from the Landlord & Tenant Act 1954. The property is available by way of an assignment or a new Full Repairing and Insuring (FRI) sublease, 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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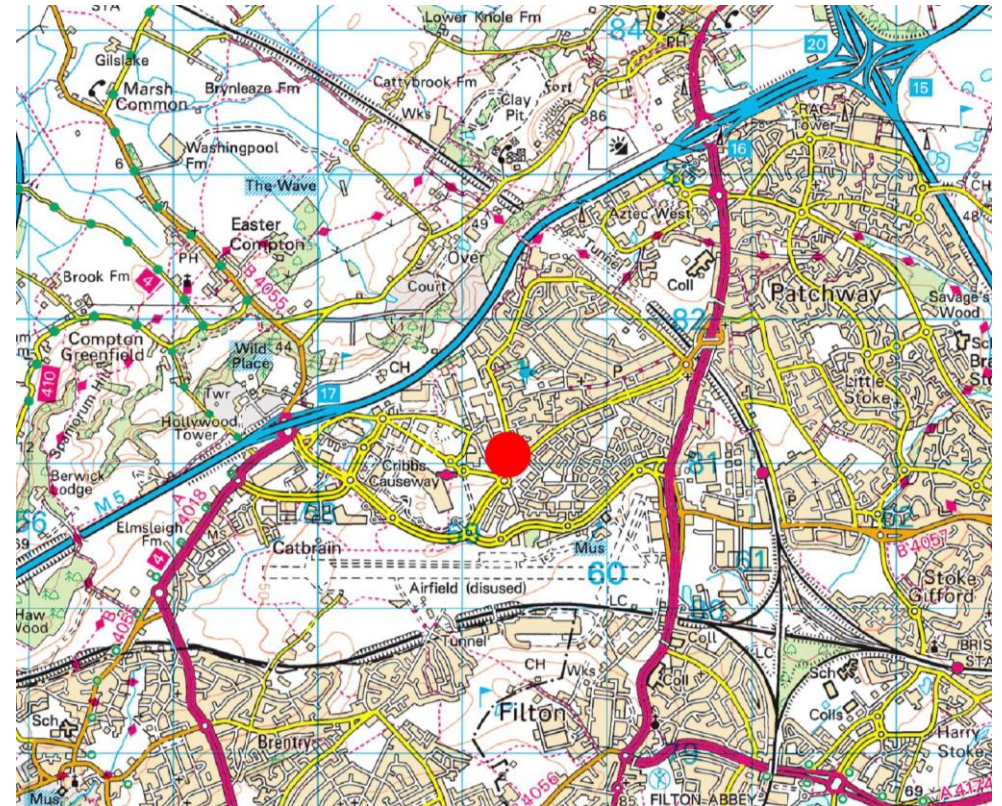
LOCATION BS34 5DJ

SITUATION

- + Prominently positioned at the front of Patchway Trading Estate.
- + Adjacent to The Mall Shopping Centre.
- + 1.60 miles from Junction 17 of the M5 motorway.
- + M4 / M5 Interchange is located 3 miles to the north of the site.
- + Other nearby occupiers include Saint Gobain, NFT, Royal Mail, DX, and Ceva Logistics.

TRAVEL DISTANCES

- + Junction 17 of the M5 motorway – 1.60 miles (2.50 km)
- + M4 / M5 Interchange – 3.00 miles (4.80 km)
- + Avonmouth Docks – 6.70 miles (10.70 km)
- + Bristol City Centre – 7.60 miles (12.20 km)
- + Birmingham – 92.00 miles (148.10 km)
- + London – 118.60 miles (190.80 km)



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