

FOR LEASE

Unit 4, Block 10, Cater Road

Cater Business Park

Bishopsworth

Bristol, BS13 7TW



WAREHOUSE / INDUSTRIAL / TRADE COUNTER

7,395 sq ft (687.05 sq m)

- + End terrace warehouse / industrial unit incorporating trade counter.
- + Incorporating integral ground floor WC's, kitchenette, and offices.
- + Replacement pitched steel profile roof, with 20% translucent roof panels.
- + 5.78m eaves height, 4.76m minimum clear height.
- + Secure gated service yard shared with two other occupiers.
- + Excellent access to A4174 Hengrove Way (Avon Ring Road) and the South Bristol Link Road.
- + Good access to Bristol City Centre and Bristol International Airport.



CONTACT US

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CBRE

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PROPERTY OVERVIEW

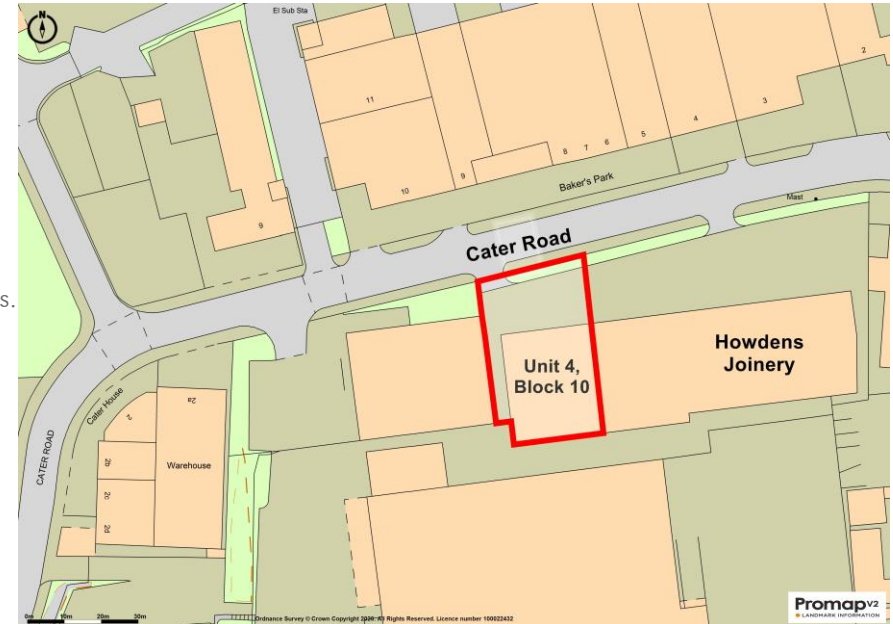
DESCRIPTION

- + End terrace warehouse / industrial unit incorporating trade counter.
- + Incorporating integral ground floor WC's, kitchenette, and offices.
- + Clear span concrete frame construction.
- + Replacement pitched steel profile roof, with 20% translucent roof panels.
- + Brick and steel profile sheet cladding.
- + 5.78m eaves height, 4.76m minimum clear height.
- + Electric sectional up and over roller shutter loading door.
- + Secure gated service yard shared with two other occupiers.

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 / Industrial | 523.65 | 5,636 |
| Ground Floor Offices / Ancillary | 163.40 | 1,759 |
| Total GIA | 687.05 | 7,395 |



SERVICES

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

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (72).

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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 Warehouse and Premises, with a Rateable Value of £27,500.

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 7th June 2027 with Tenant Break Option on 7th June 2023. 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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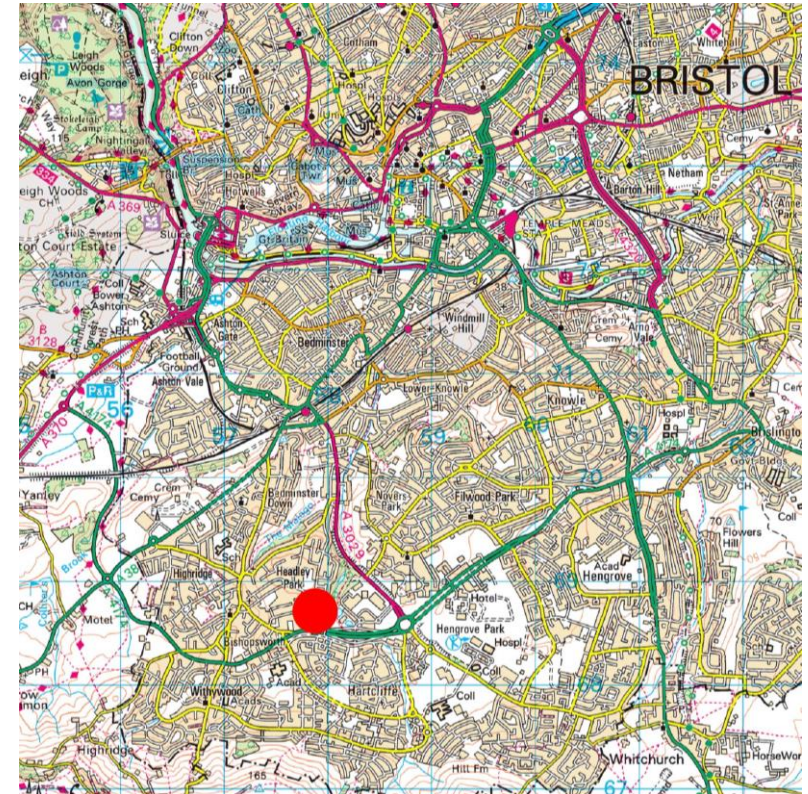
LOCATION BS13 7TW

SITUATION

- + Within large well-established trading estate in South Bristol.
- + Excellent access to A4174 Hengrove Way (Avon Ring Road) and the South Bristol Link Road.
- + Good access to Bristol City Centre and Bristol International Airport.
- + Nearby occupiers include BT, Selco Builders Warehouse, Consort Services, Howdens Joinery, Lidl, and Home Bargains.

TRAVEL DISTANCES

- + Bristol City Centre – 4.00 miles (6.40 km)
- + Junction 3 of the M32 motorway – 4.50 miles (7.20 km)
- + Bristol International Airport – 7.90 miles (12.70 km)
- + Junction 18 of the M5 motorway – 9.10 miles (14.70 km)
- + Junction 19 of the M4 motorway – 9.40 miles (15.20 km)
- + Junction 21 of the M5 motorway – 17.40 miles (28.10 km)



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