



Quoting Rent:

£100,500
per annum
exclusive of VAT

The Property:

The premises comprises an open plan warehouse with two-storey office accommodation and provides the following approximate Gross Internal Floor Area:

Warehouse:

7,890 sq ft (733 sq m)

Mezzanine:

1,693 sq ft (157.28 sq m)

Ground Floor Offices:

1,287 sq ft (119.56 sq m)

First Floor Offices:

1,684 sq ft (156.45 sq m)

TOTAL

12,554 sq ft

1,166.29 sq m

Unit 6 Kings Business Park, Feeder Road, Bristol, BS2 0TZ

Central Bristol location. Well-established industrial estate. Good transport links.

Highlights

- Secure Yard
- Generous Car Parking Allocation
- Open Plan Warehouse
- Two-Storey Office Accommodation
- **Flexible Terms Available**

The Location

Nearby Neighbors

- Toolstation
- Roofbase
- Sunbelt Rentals
- Jewson
- Graham Plumbers Merchants

Connectivity

- Junction 3 of M32
1.8 miles
- Bristol City Centre
2.0 miles
- Junction 19 of M4
6.0 miles

Amenities

- Secure Yard Area
- Allocated Car Parking
- 6m Minimum Eaves
- Two-Storey Offices
- W/C & Kitchenette
- Surface Level Loading

Description

Unit 6 comprises an end of terrace light industrial unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor and 6m minimum eaves (19ft 6"). Ground and first floor office accommodation benefitting from suspended ceilings and mix of open plan areas and isolated meeting rooms.

Loading access is provided via a single surface level electric loading door at the rear as well as a separate pedestrian entrance at the front.

Externally the property benefits from a large secure yard area at the rear with additional allocated car parking at the front.

Tenure

The property is available in an as seen condition by way of a sub-lease of the current lease, which expires 30th November 2026. Flexible lease terms available.

Rent

£100,500 per annum exclusive of VAT.

VAT

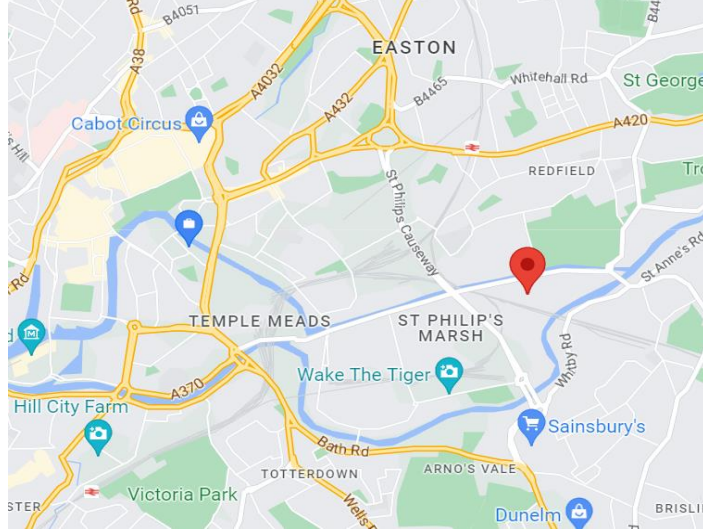
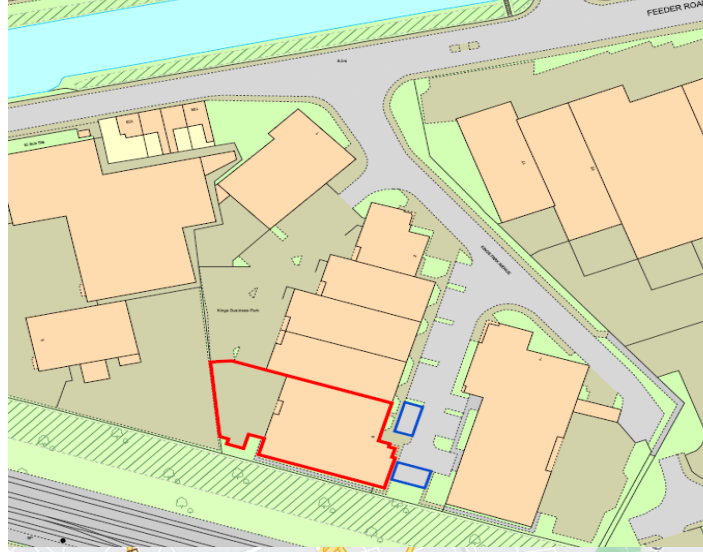
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

C - 70.



Contacts

Tom Watkins
Director
+44 7917 093167
Tom.watkins@colliers.com

Alex Van Den Bogerd
Senior Surveyor
+44 7902 702882
Alex.vandenbogerd@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

Colliers.com



Contacts

Tom Watkins
Director
+44 7917 093167
Tom.watkins@colliers.com

Alex Van Den Bogerd
Senior Surveyor
+44 7902 702882
Alex.vandenbogerd@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

[Colliers.com](https://www.colliers.com)

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 95 Wigmore Street, London, W1U 1FF.