



Quoting Rent:
£230,460
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:

17,375 sq ft (1,614.00 sq m)

Ground Floor Offices:

915 sq ft (84.98 sq m)

First Floor Offices:

915 sq ft (84.98 sq m)

TOTAL

19,205 sq ft
1,784.00 sq m

Unit 800-900 Quadrant Industrial Estate, Almondsbury, BS32 4QA

Exclusive location. Modern industrial unit. Excellent transport links.

Highlights

- **To Be Refurbished**
- 27 Allocated Car Parking Spaces
- Open Plan Warehouse
- Two Surface Level Loading Doors
- Large Loading Forecourt
- Available Q4 2023

The Location

Nearby Neighbors

- Toolstation
- DHL
- Yodel
- Huboo
- Furniture Village

Connectivity

- Junction 16 of M5
0.5 miles
- M4/M5 Interchange
1 mile
- Bristol City Centre
8.1 miles

Amenities

- LED Lighting
- Toilets
- Kitchenette
- Electric Loading Door
- 3-Phase Electricity
- Allocated car parking and loading bays

Description

Unit 800-900 comprises a detached warehouse that has been constructed around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse comprises a power floated concrete floor and benefits from a minimum internal eaves height of 7.25m (23ft 7") which rises to 9.5m (31ft 2") at the ridge. Ground and first floor office accommodation benefit from suspended ceilings and open plan layout.

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

Externally the property benefits from 27 allocated car parking spaces.

Tenure

The property is available by way of a new full repairing and insuring lease, subject to refurbishment.

Rent

£230,460 per annum exclusive of VAT – Subject to Refurbishment.

VAT

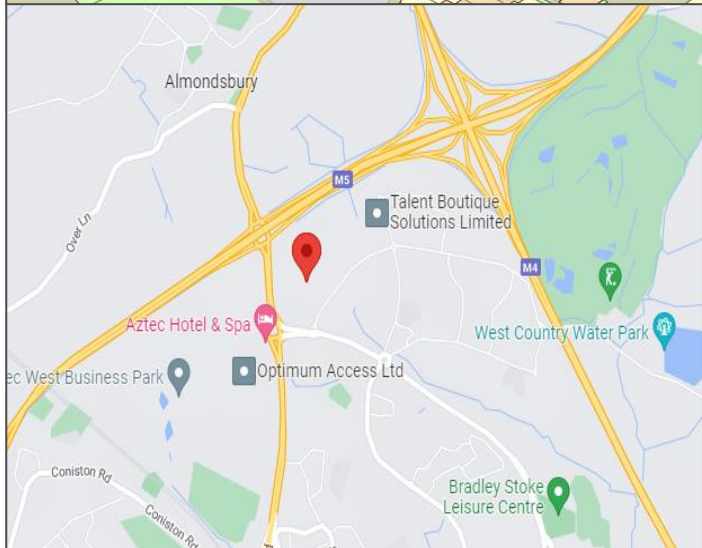
All costs are subject to VAT where applicable.

Legal Costs

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

Energy Performance Certificate

Available Upon Request.



Contacts

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

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

OR VIA OUR JOINT AGENTS

Russell Property Consultants

Chris Miles
Director
+44 7970 886740
chris@russellpc.co.uk

Rob Russell
Director
+44 7540 994123
rob@russellpc.co.uk



Typical Refurbishment



Typical Refurbishment

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: 50 George Street, London W1U 7GA