

9,576 SQ SQ FT (889.6 SQ M) TO LET

Fully refurbished unit in excellent trade and distribution location



UNIT 450
QUADRANT
TRADING
ESTATE

ASH RIDGE ROAD | BRISTOL | BS32 4QA



EXCLUSIVE LOCATION



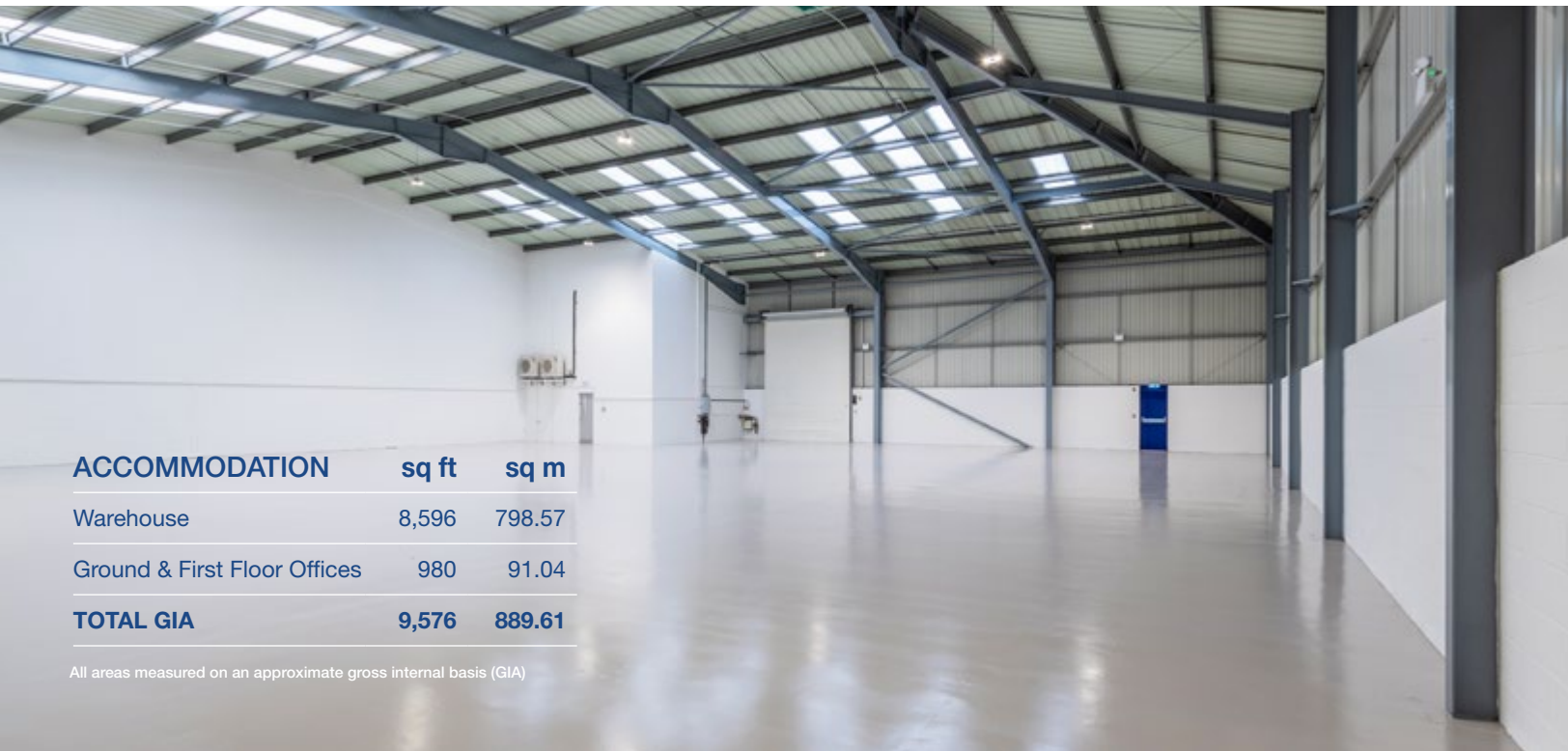
MODERN INDUSTRIAL UNIT



EXCELLENT TRANSPORT LINKS



- FULLY REFURBISHED
- 17 ALLOCATED CAR PARKING SPACES
- EV CHARGING
- OPEN PLAN WAREHOUSE
- TWO STOREY OFFICE ACCOMMODATION
- 7.25M MINIMUM EAVES
- NEW ELECTRICAL HEATING & COOLING SYSTEM IN OFFICES



ACCOMMODATION	sq ft	sq m
Warehouse	8,596	798.57
Ground & First Floor Offices	980	91.04
TOTAL GIA	9,576	889.61

All areas measured on an approximate gross internal basis (GIA)

DESCRIPTION

- Unit 450 comprises a semi 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 an internal eaves height of 7.25 m (23 ft 7").
- Ground and first floor office accommodation benefit from LED lighting, suspended ceilings and open plan layout.
- Loading access is provided via a single surface level electric loading door as well as a separate pedestrian entrance at the front.
- Externally the property benefits from 17 allocated car parking spaces and EV charging.



LOCATION

- The estate is located off Woodlands Lane in Almondsbury, adjacent to Aztec West Business Park.
- Well established industrial, trade and distribution location.
- Immediate access onto the M4/M5.
- High profile estate with excellent public transport links.

DESTINATION	TIME BY CAR
Junction 16 (M5)	2 mins
M4/M5 Interchange	4 mins
Bristol Parkway Station	9 mins
Avonmouth Docks	13 mins
Bristol City Centre	18 mins
Royal Portbury Docks	19 mins
Bristol Airport	30 mins



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TENURE

The unit is available on full repairing and insuring lease terms.

RENT

£120,000 per annum exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC rating – B46.

PLANNING

The property has consent for B1, B2 & B8 Use Classes with unrestricted 24 hours use.

BUSINESS RATES

The premises are described as “warehouse and premises” with a RV of £73,000.

LEGAL COSTS

All parties are responsible for their own legal costs.

VAT

All costs are subject to VAT where applicable.

ANTI-MONEY LAUNDERING

All interested parties will be required to comply with Anti-Money Laundering regulations.

SERVICE CHARGE

There is an estate service charge for the up keep and maintenance of communal areas.

VIEWING

For further information please contact the joint agents:

Chris Miles

Chris@russellpc.co.uk
M: 07970 886740

Rob Russell

Rob@russellpc.co.uk
M: 07540 994123

Tom Watkins

Tom.Watkins@colliers.com
M: 07917 093167

Alex Van Den Bogerd

Alex.VanDenBogerd@colliers.com
M: 07902 702882



0117 917 2000
www.colliers.com/uk

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