

# Unit 10C, Duckmoor Road Industrial Estate

Duckmoor Road  
Ashton Gate  
Bristol  
BS3 2BJ



## OFFICE SUITE

843 sq. ft. (78.35 sq. m.)

- Suspended ceiling with recessed Cat 2 lighting.
- Double glazed windows incorporating natural ventilation.
- Wall-mounted perimeter trunking.
- Fitted kitchenette incorporating cabinetry and sink.
- Common shower and WC facilities.
- 2 allocated car parking spaces.
- Situated on Duckmoor Road, within close proximity to North Street, providing a diverse mix of café, restaurant and pub offerings.
- Central location, with excellent access to the A370, A38, and A4 Portway and key public transport links.
- Close proximity to the No. 20 Bath Street bus stop, providing direct access to Bristol Temple Meads.



## CONTACT US

**ALEX QUICKE**

Surveyor  
+44 (0)117 943 5798  
Alex.Quicke@cbre.com

**KIRAN NAIDOO**

Apprentice Surveyor  
+44 (0)117 943 5866  
Kiran.Naidoo@cbre.com

**LUKE WHITMARSH**

BNP Paribas Real Estate  
+44 (0) 7501 611 862  
Luke.Whitmarsh@realestate.bnpparibas

**CBRE OFFICES**

Floors 13 & 14 Clifton Heights  
Triangle West  
Clifton, Bristol BS8 1EJ

# Unit 10C, Duckmoor Road Industrial Estate



## PROPERTY OVERVIEW

- Suspended ceiling with recessed Cat 2 lighting.
- Double glazed windows incorporating natural ventilation.
- Wall-mounted perimeter trunking.
- Carpeted tile flooring.
- Central heating.
- Fitted kitchenette incorporating cabinetry and sink.
- Common shower and WC facilities.
- 2 allocated car parking spaces.
- Telecom answer phone system.

## ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Performance Certificate (EPC) of C (60).

A full (EPC) is available upon request.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
OFFICE	78.35	843
<b>TOTAL NIA</b>	<b>78.35</b>	<b>843</b>



Office | For Lease

Duckmoor Road  
Ashton Gate  
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FURTHER INFORMATION



KITCHENETTE



NORTH STREET



COMMON AMENITIES



GREVILLE SMYTHE PARK

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## FURTHER INFORMATION

### RATEABLE VALUE

The property is listed in the Valuation List 2017 as Offices and Premises, with a Rateable Value of £4,950.

### ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

### TENURE

The property is available as a whole by way of a new Full Repairing and Insuring (FRI) Lease, for a term of years to be agreed, subject to status.

### RENT

Available upon application.

### VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing 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 BS3 2BJ

### SITUATION

- Within secure gated industrial estate.
- Situated on Duckmoor Road, within close proximity to North Street, providing a diverse mix of café, restaurant and pub offerings.
- Close proximity to the No. 20 Bath Street bus stop, providing direct access to Bristol Temple Meads.
- B3120 Ashton Road connects A370 with A3029.
- Central location, with excellent access to the A370, A38, and A4 Portway and key public transport links.

### TRAVEL DISTANCES

- Bristol City Centre – 2.20 miles (3.60 km)
- Junction 3 of the M32 motorway – 3.20 miles (5.20 km)
- Junction 18 of the M5 motorway – 7.00 miles (11.30 km)
- Bristol International Airport – 7.50 miles (12.00 km)

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