

Unit 3, Templegate Park

Mead Street
Totterdown
Bristol
BS3 4RP



WAREHOUSE / INDUSTRIAL / DISTRIBUTION

35,314 sq ft (3,280.71 sq m)

1.58 acres (0.64 ha)

- Flexible lease terms available.
- Secure, self-contained site.
- Detached warehouse incorporating offices, kitchenette and WCs.
- 5.4m eaves height.
- Two dock and two ground level loading doors.
- Steel portal frame construction with brick clad elevations.
- Independently accessed vehicle workshop.
- Within minutes of Bristol Temple Meads Train Station.
- Situated off A4 Bath road with access to Junction 3 of the M32 Motorway provided via St Philips Causeway.
- Established industrial / trade location with neighbouring occupiers including Royal Mail, Europcar and Kwik Fit.



FLEXIBLE LEASE TERMS AVAILABLE



CONTACT US

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CBRE OFFICES

Floors 13 & 14 Clifton Heights

Triangle West

Clifton, Bristol BS8 1EJ

Unit 3, Templegate Park



PROPERTY OVERVIEW

- Secure, self-contained site.
- Detached warehouse incorporating integral two storey office accommodation.
incorporating WCs, stores and kitchenette.
- 5.4m eaves height.
- Two dock level and two ground level loading doors.
- Steel portal frame construction with brick clad elevations.
- Independently accessed vehicle workshop.

SERVICES

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

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of E (122).

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 FT	SQ M
Warehouse	29,371	2,728.64
Ground Floor Offices & Ancillary	1,577	146.55
First Floor Offices & Ancillary	1,342	124.65
Workshop	2,480	230.34
Workshop Mezzanine	480	44.63
Gatehouse	64	5.90
Total GIA	35,314	3,280.71
Site Area	1.58 acres	0.64 ha

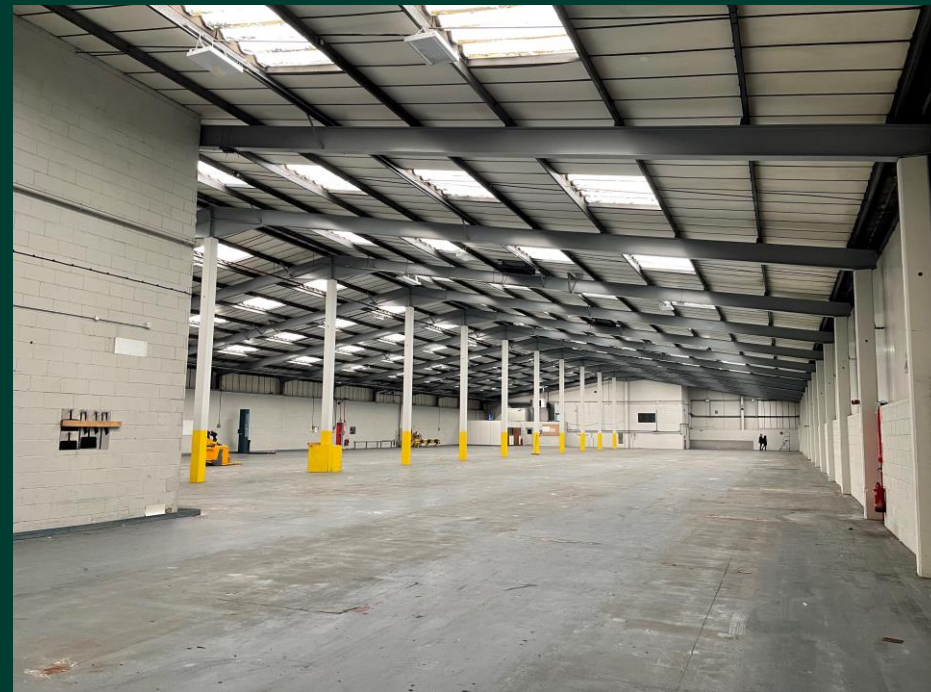
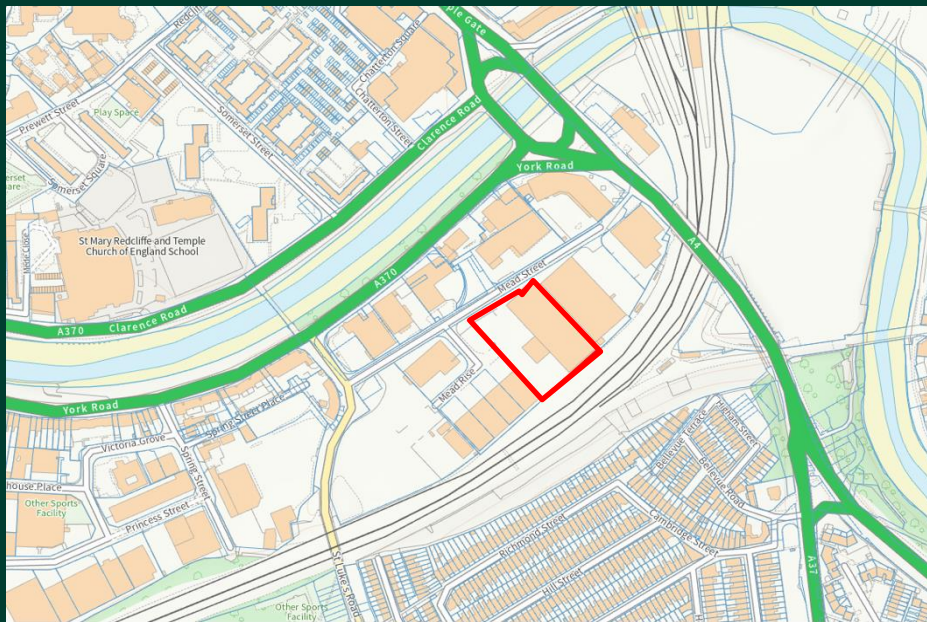
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FURTHER INFORMATION



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FURTHER INFORMATION

PLANNING

The property has previously been used for Class B8 Storage and Distribution purposes and we anticipate would also be suitable for Class B1 (c) / E (g) (iii) Light Industrial, 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 £121,000.

The revised Rateable Value from 1st April 2023 is £151,000.

Prospective occupiers are advised to make their own enquiries of the Local Authority in relation to the revaluation and any applicable transition relief benefits.

TENURE

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

RENT

Available Upon Application.

VAT

All figure 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 4RP

SITUATION

- Rare central location.
- Within minutes of Bristol Temple Meads Train Station.
- Situated off A4 Bath road with Junction 3 of the M32 Motorway provided via St Philips Causeway.
- Established industrial / trade location with neighbouring occupiers including Royal Mail, Europcar and Kwik Fit.

TRAVEL DISTANCES

- A370 – 0.2 miles (0.3 km)
- A4 Bath Road – 0.2 miles (0.4 km)
- M32 – 1.4 miles (2.3 km)
- Bristol City Centre – 1.6 miles (2.5 km)
- M4 Motorway Junction 19 – 6.1 miles (9.8 km)



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