

Unit 1, Whitehall Trading Estate

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

2,661 sq ft (247.16 sq m)

Gerrish Avenue
Whitehall
Bristol
BS5 9DF

- Refurbished and ready for immediate occupation.
- End of terrace warehouse / light industrial unit.
- Eaves height of 5.2m, rising to an apex of 6.1m.
- Vehicular access loading door measuring 4.4m in width and 4.87m in height.
- Adjacent to Bristol to Bath cycle path.
- Approximately 1 mile from Junction 3 of the M32 Motorway.
- Within 2 miles of Bristol City Centre via the A420.



CONTACT US

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CBRE OFFICES

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

Unit 1, Whitehall Trading Estate

PROPERTY OVERVIEW

DESCRIPTION

- End of terrace warehouse / industrial unit.
- Incorporating ground floor reception with integral WC's and first floor office.
- Eaves height of 5.2m rising to an apex of 6.1m.
- Vehicular access loading door measuring 4.4m in width and 4.87m in height.
- Pitched roof incorporating 10% translucent roof panels.
- Demised car parking provision with dedicated loading.

ACCOMMODATION

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

	SQ M	SQ FT
Warehouse	200.95	2,163
Ground Floor Ancillary	25.99	280
Offices / Ancillary	20.22	218
Total GIA	247.16	2,661



ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of E (117). A full EPC is available upon request.

SERVICES

We understand that mains services are provided to the property and included water, drainage, gas and three-phase electricity.

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FURTHER INFORMATION



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FURTHER INFORMATION PLANNING

The property has previously been used for Class B1 / E(g) Light Industrial purposes and we anticipate would also be suitable for Class B2 General Industrial and Class B8 Storage & Distribution 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 2023 as Warehouse and Premises, with a Rateable Value of £21,000.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transition Relief benefits.

ESTATE SERVICE CHARGE

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

TENURE

The property is available by way of a new 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 BS5 9DF

SITUATION

- Within secure gated group of 5 units.
- Established industrial estate, situated off Gerrish Avenue.
- Between B4465 Easton Road and A420 Church Road.
- Adjacent to Bristol to Bath cycle path.
- Access to Bristol City Centre via A420, and Junction 3 of the M32 motorway via A420 and A4320.
- Approximately 1 mile from Junction 3 of the M32 Motorway.
- Within 2 miles of Bristol City Centre via the A420.

TRAVEL DISTANCES

- Lawrence Hill Train Station – 0.5 miles (0.8 km)
- Junction 3 of the M32 motorway – 1 mile (1.60 km)
- Bristol City Centre – 2 miles (3.20 km)
- Junction 19 of the M4 motorway – 5.70 miles (9.20 km)
- M4 / M5 interchange – 8.30 miles (13.40 km)

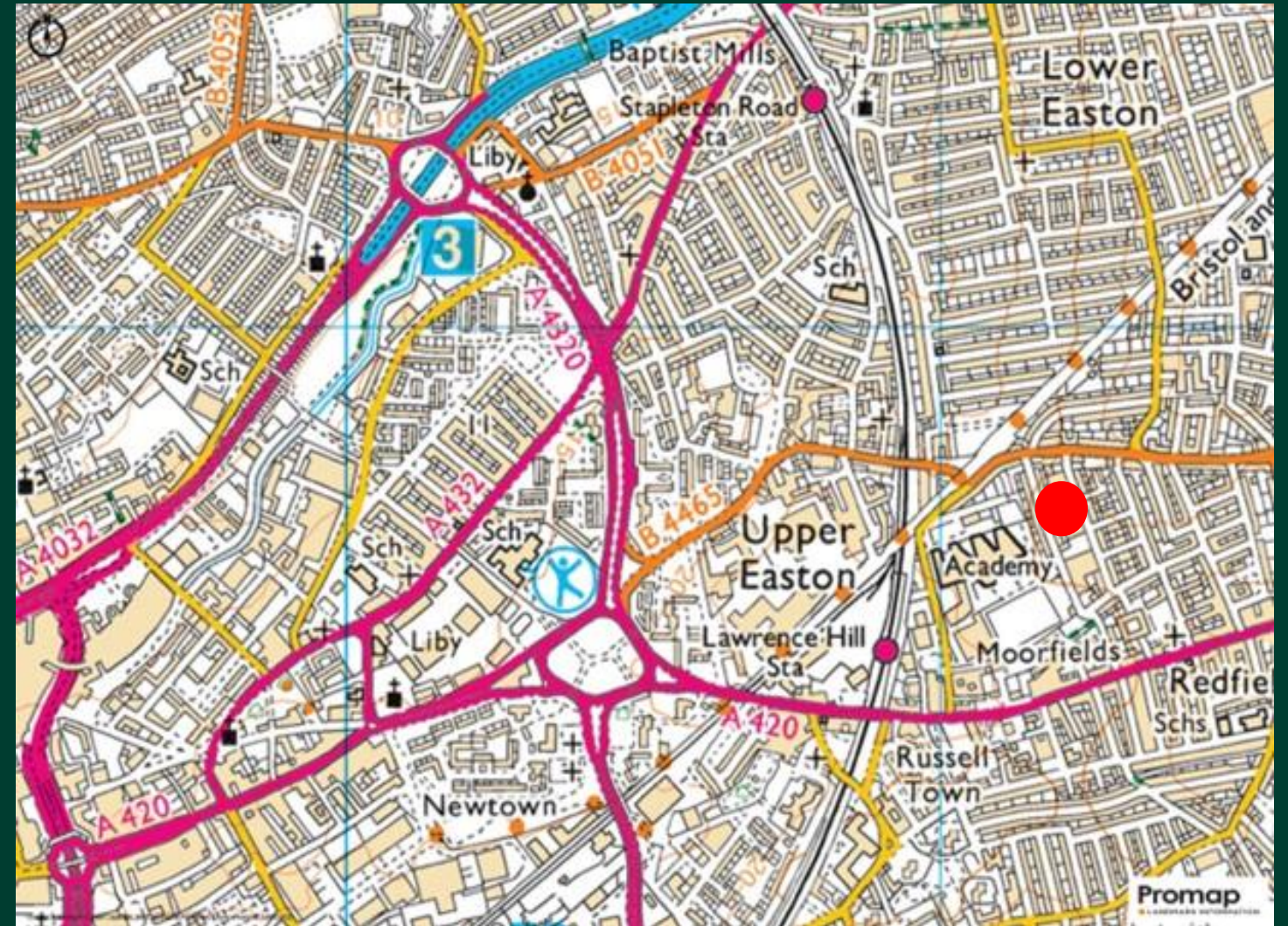
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