

# Unit 9, Duckmoor Road Industrial Estate

Duckmoor Road  
Ashton Gate  
Bristol  
BS3 2BJ

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

2,655 sq ft (246.66 sq m)

- Rare South Bristol location.
- End of terrace triple bay warehouse / industrial unit.
- 4.14m eaves height, 4.1m clear internal height.
- Self-contained and secure yard / compound to the front and side.
- Within secure gated industrial estate.
- Situated off Duckmoor Road, close to the junction with the B3120
- Ashton Road.
- B3120 Ashton Road connects A370 with A3029.



## CONTACT US

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### CBRE OFFICES

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

# Unit 9, Duckmoor Road Industrial Estate

## PROPERTY OVERVIEW

### DESCRIPTION

- End of terrace triple bay warehouse / industrial unit.
- Warehouse incorporates ground floor stores, mezzanine storage, WC.
- Offices, kitchenette and WC within third bay.
- Steel truss frame construction with brick / block elevations.
- Insulated profile sheet pitched roof, with 10% translucent roof panels.
- 4.14m eaves height, 4.1m clear internal height.
- Up and over roller shutter loading door, measuring 3m in width and height.
- Wall-mounted electric heaters in the ancillary areas.
- Self-contained and secure yard / compound to the front and side.

### ESTATE SERVICE CHARGE

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

### ACCOMMODATION

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

	SQ M	SQ FT
Warehouse/ Industrial/ Stores	181.97	1,959
Offices/ Ancillary	64.69	696
<b>Total GIA</b>	<b>246.66</b>	<b>2,655</b>

### ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of E (108).

A full EPC is available upon request.

### SERVICES

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

Industrial | For Lease

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## Further Information



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## FURTHER INFORMATION

### PLANNING

The property has previously been used for Class E(g) Light Industrial purposes and we anticipate would also be suitable for Class B8 Storage & Distribution and 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 2023 as Warehouse and Premises, with a Rateable Value of £19,000.

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.

### 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 BS3 2BJ

### SITUATION

- Within secure gated industrial estate.
- Situated off Duckmoor Road, close to the junction with the B3120 Ashton Road.
- Adjacent to Ashton Gate Stadium.
- B3120 Ashton Road connects A370 with A3029.
- Excellent City Centre location, with good access to the A370, A38, and A4 Portway.

### TRAVEL DISTANCES

- Bristol City Centre – 2. miles (3.6 km)
- Junction 3 of the M32 motorway – 3.20 miles (5.2 km)
- Junction 18 of the M5 motorway – 7 miles (11.3 km)
- Bristol International Airport – 7.5 miles (12 km)

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