

# Unit 2, Axis, Hawkfield Business Park

Hengrove  
Bristol  
BS14 0BY

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

5,206 sq ft (483.7 sq m)

- Mid terrace warehouse / industrial / trade counter unit.
- Warehouse incorporating integral ground floor lobby / office, kitchenette, WC's and shower, and first floor office.
- 6.5 m eaves height, rising to an apex of 9.2 m.
- Full height electric ground level loading door.
- 8 car parking spaces and dedicated loading apron.
- Positioned adjacent to Hengrove Way Roundabout.
- Excellent access to the A4174 Hengrove Way, South Bristol Link Road, A4174 Hartcliffe Way, Whitchurch Lane and Hawkfield Road.



## CONTACT US

**PHILIP CRANSTONE**  
Director  
+44 (0)7717 587 726  
philip.cranstone@cbre.com

**ALEX QUICKE**  
Senior Surveyor  
+44 (0)7867 193 908  
alex.quicke@cbre.com

**KIRAN NAIDOO**  
Apprentice Surveyor  
+44 (0)7901 324 120  
kiran.naidoo@cbre.com

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

# Unit 2, Axis, Hawkfield Business Park

Hengrove  
Bristol  
BS14 0BY

## PROPERTY OVERVIEW

### DESCRIPTION

- Mid terrace warehouse / industrial / trade counter unit.
- Steel portal frame construction with part brick and part steel profile clad elevations.
- Warehouse incorporating integral ground floor lobby / office, kitchenette, WC's and shower, and first floor office.
- 6.5m eaves height, rising to an apex of 9.2 m.
- Full height electric ground level loading door.
- 8 car parking spaces and dedicated loading apron.
- High level sodium lighting.
- 10% translucent roof panels.

## ACCOMMODATION

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

UNIT 2	SQ M	SQ FT
Ground Floor Warehouse Offices & Ancillary	382.9	4,121
First Floor Offices	100.8	1,085
<b>Total</b>	<b>483.7</b>	<b>5,206</b>

## SERVICES

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

## ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of E (105).

A full EPC is available upon request.

Industrial | For Lease

# Unit 2, Axis, Hawkfield Business Park

Hengrove  
Bristol  
BS14 0BY

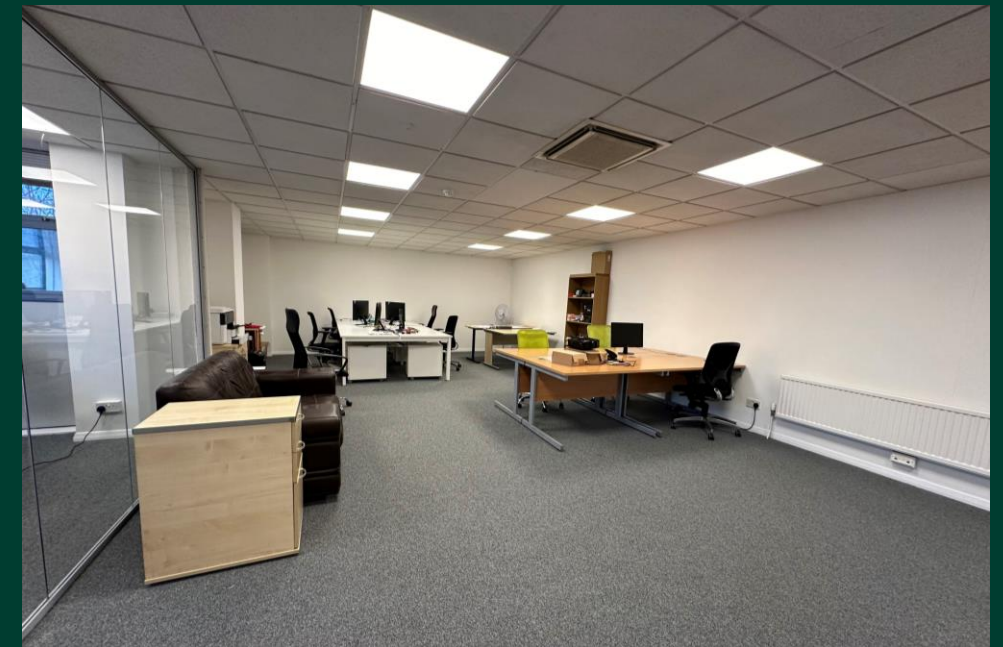
## PROPERTY OVERVIEW



Typical Cleared Warehouse



Typical Cleared Warehouse



# Unit 2, Axis, Hawkfield Business Park

Hengrove  
Bristol  
BS14 0BY

## FURTHER INFORMATION

### PLANNING

The property was originally constructed with planning consent for Class B1 Offices, (now Class E (g)), Class B2 Industrial Processes and Class B8 Storage & Distribution.

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 on the Valuation List 2023 as Warehouse and Premises, with a Rateable Value of £44,500.

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 Transitional Relief benefits.

### 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 held by way of an existing Full Repairing and Insuring (FRI) lease, 24<sup>th</sup> April 2028 with a Tenant Only Break Option on 24<sup>th</sup> April 2026.

The property is available by way of an assignment, or a new FRI sublease excluded from the Landlord & Tenant Act 1954, 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.

Industrial | For Lease

# Unit 2, Axis, Hawkfield Business Park

Hengrove  
Bristol  
BS14 0BY

## LOCATION BS14 0BY

### SITUATION

- Located within a modern, well-established industrial estate.
- Established trading location, just off the A4174 Hengrove Way, with good access to the South Bristol Link Road.
- Nearby amenities include Hengrove Leisure Park and Imperial Retail Park.
- Positioned adjacent to Hengrove Way Roundabout, providing excellent access to the A4174 Hengrove Way, South Bristol Link Road, A4174 Hartcliffe Way, Whitchurch Lane and Hawkfield Road.

### TRAVEL DISTANCES

- A4 Bath Road – 2.3 miles (3.7 km)
- Bristol City Centre – 3.9 miles (6.3 km)
- Junction 3 of the M32 motorway – 5.2 miles (8.3 km)
- Bristol International Airport – 6.5 miles (10.5 km)
- Junction 19 of the M5 motorway – 9.2 miles (14.7 km)
- Bath – 11.8 miles (19 km)

### CONTACT US

#### PHILIP CRANSTONE

Director  
+44 (0)7717 587 726  
philip.cranstone@cbre.com

#### ALEX QUICKE

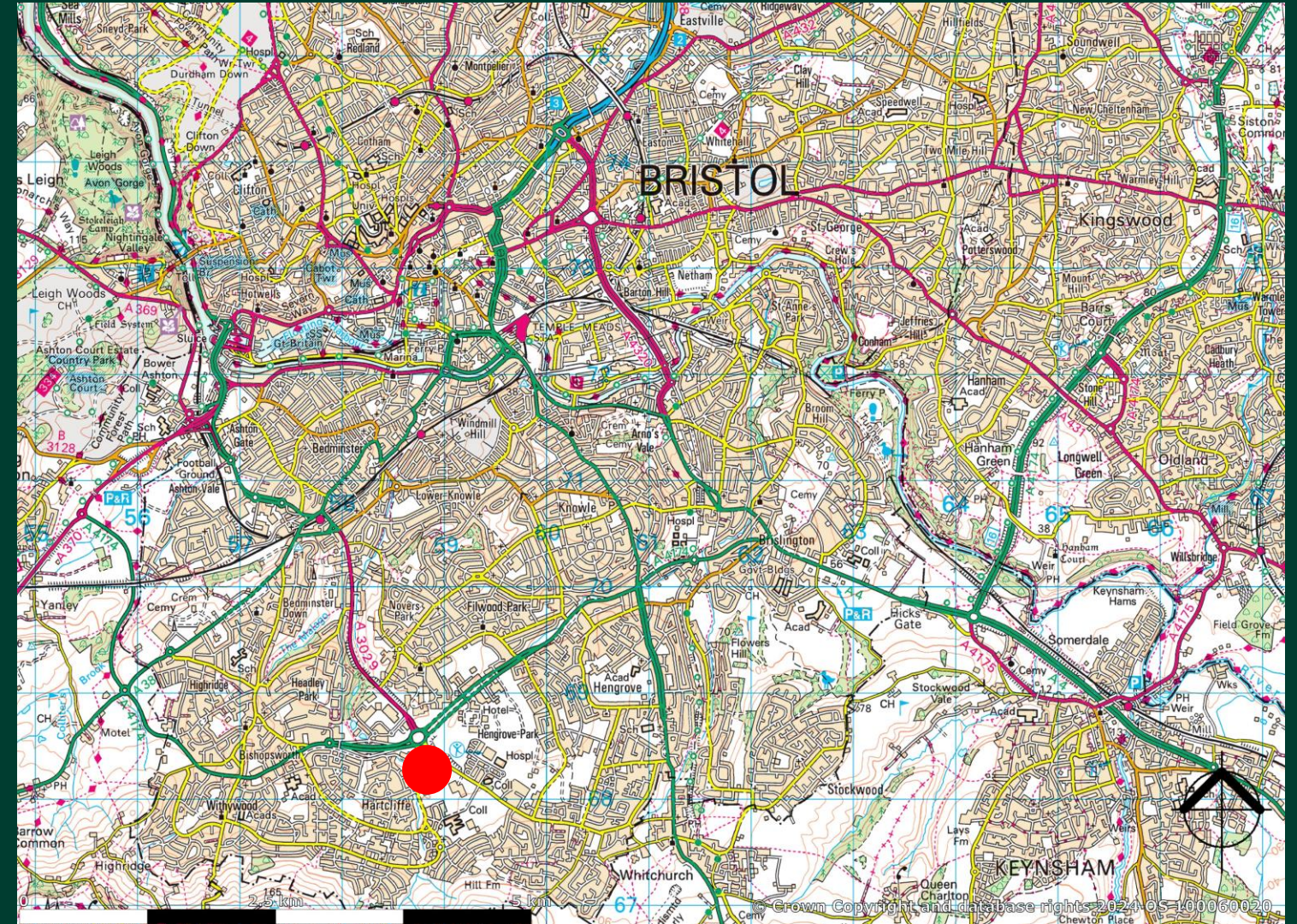
Senior Surveyor  
+44 (0)7867 193 908  
alex.quicke@cbre.com

#### KIRAN NAIDOO

Apprentice Surveyor  
+4 (0)7901 324 120  
kiran.naidoo@cbre.com

#### CBRE OFFICES

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



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com](http://www.cbre.com)

**CBRE**