



# Industrial / Warehouse / Workshop

*Fleet Garage, Filton Road, Horfield, Bristol, BS7 0BQ*

Flexible Lease Terms Available

Available immediately

**TO LET**  
17,766 sq ft

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# Key highlights



Size  
**17,766 sq ft**



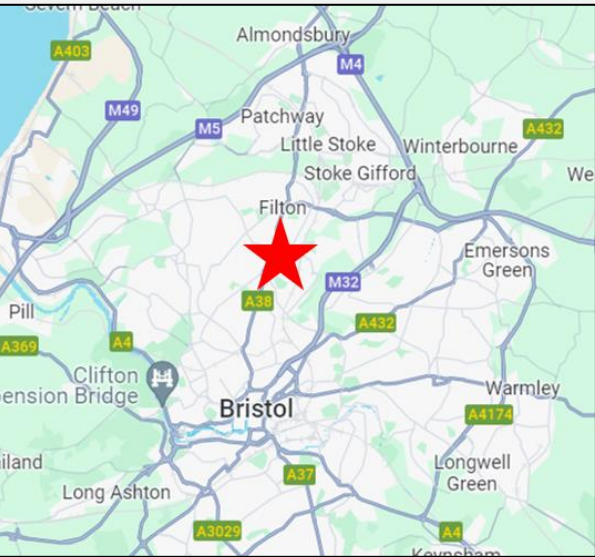
Energy credentials  
**EPC C (57)**



Eaves height  
**Minimum eaves height of 6.5 m**



Accessibility  
**3 ground level loading doors**



## Location

The property is situated off the A38 in Horfield, North Bristol with excellent transport links. Junction 16 of the M5 is 4 miles to the North and Bristol City Centre 3 miles to the South.

## Description

The property comprises a substantial commercial vehicle repair workshop constructed of steel frame with a combination of clad and block elevations under a flat roof incorporating raised roof lights.

The vehicle repair workshop is fitted out for commercial vehicle repairs with an inspection pit. Alongside the workshop the property benefits from ground and first floor office accommodation including WC facilities, a kitchenette and ancillary storage.

Externally, the property benefits from ample of car parking to the rear and front (x2 EV charging points) of the property as well as within the dedicated areas **within the Blue Demise.**

## Tenure

The unit is available by way of a new sublease of the remaining term, expiring 30<sup>th</sup> November 2031 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act. Flexible lease terms will be considered.

## Accommodation

Floor	Sq ft	Sq m
Vehicle Repair Workshop	14,790	(1,374.08)
Ground & First Floor Office/Amenity space	2,976	(276.47)
<b>Total Space</b>	<b>17,766</b>	<b>(1,650.51)</b>

All areas are measured on an approximate gross internal basis.

## Service Charge & Insurance

A Service Charge and Insurance costs are payable.

## Rent

£115,500 per annum

## Planning

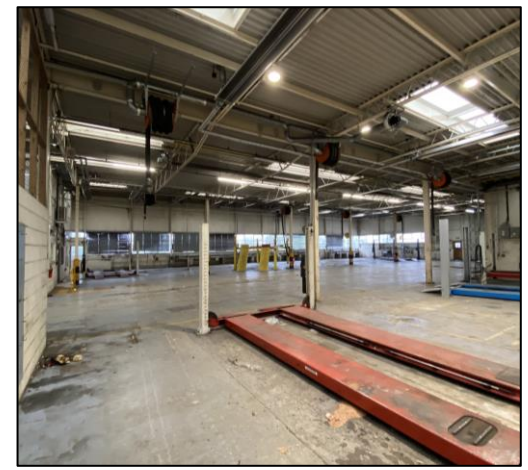
Interested parties to make their own enquiries

## Business rates

To be reassessed.

## VAT

All costs are subject to VAT where applicable.



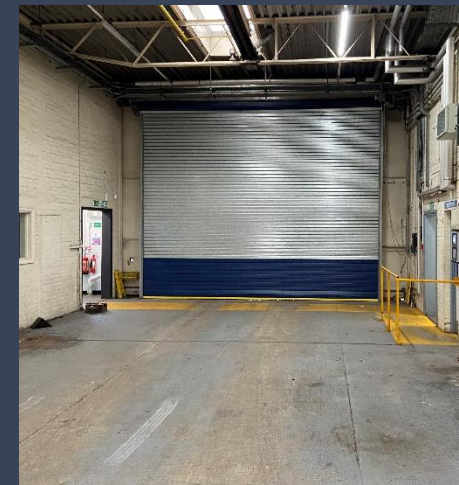
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If you would like to know more please get in touch.

**James Short**  
07557290757  
[james.short@avisonyoung.com](mailto:james.short@avisonyoung.com)

**Paul Hobbs**  
07767613489  
[paul.hobbs@avisonyoung.com](mailto:paul.hobbs@avisonyoung.com)



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