

A+B

WESTEND TRADING ESTATE

Blackfriars Rd,
Nailsea, Bristol
BS48 4DJ

**TO LET COMBINED
OR SEPARATELY**

15,165 – 31,926 sq ft
(1,408 – 2,966 sq m)

- GATED SITE
- LARGE REAR YARD
- TWO STORY OFFICE
- 5 ROLLER SHUTTER DOORS





LOCATION

Nailsea is a major commuter town for Bristol with excellent access into Bristol and surrounding towns of Clevedon and Weston-super-Mare.

Access to the M5 can be gained via J.20 of the M5 c.6 miles. Nailsea & Backwell railway station is located c.2 miles, providing mainline connections to Bristol Temple Meads, London Paddington and major South West stations.

A bus stop is located approximate 5 minutes walk from the subject property. Bristol Airport, the South West's busiest airport, is located 7.5 miles to the South.



5 mins walk
Bus Stop



6 miles
J20 M5



2 miles
Nailsea & Backwell
Railway Station



7.5 miles
Bristol
Airport





LOCAL MARKET

Nailsea benefits from excellent public transport connectivity.

The town has witnessed significant growth due to its popularity and connectivity to Bristol.

The subject property is located in West End industrial Estate, along Blackfriars Road. The units front the road, with access to the secure yard off Engine Lane, whilst another access connects back to Blackfriars Road.

A Co-Op is located approximately 5 minutes walk to the North of the subject property.

-  Engine Lane Entrance
-  Blackfriars Road Entrance



THE SPECIFICATION



Modern clad roof to Unit A



Eaves Height:
6.25m (Unit A)
7.5m (Unit B)



Large shared secure yard



Fitted offices



Level loading doors



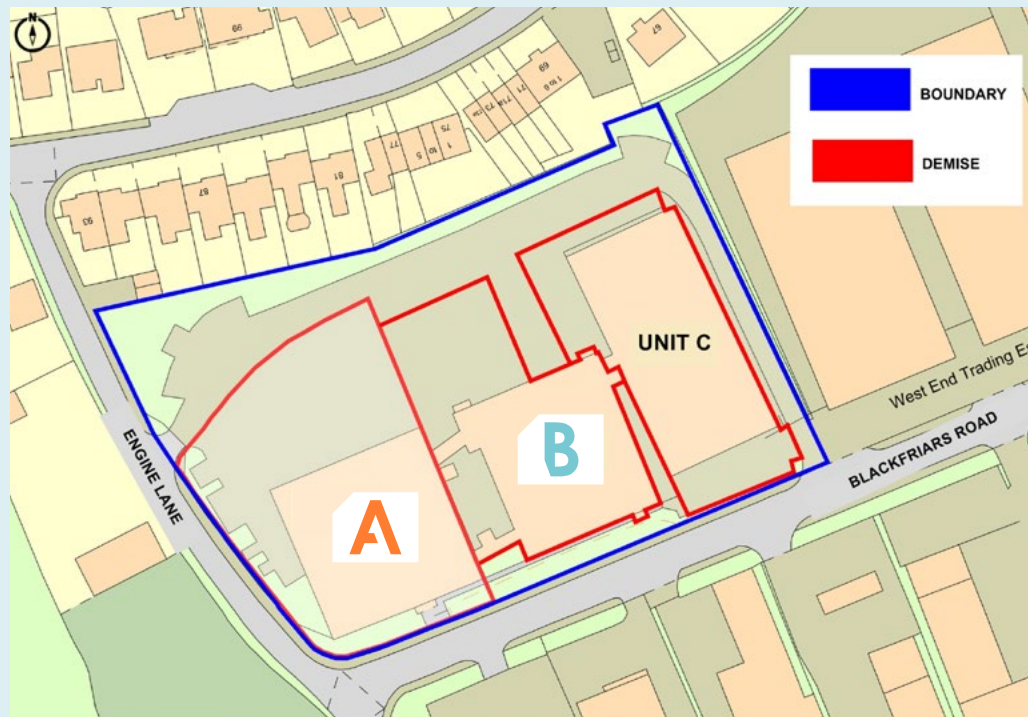
To be refurbished



Staff amenities



Can be taken separately or combined



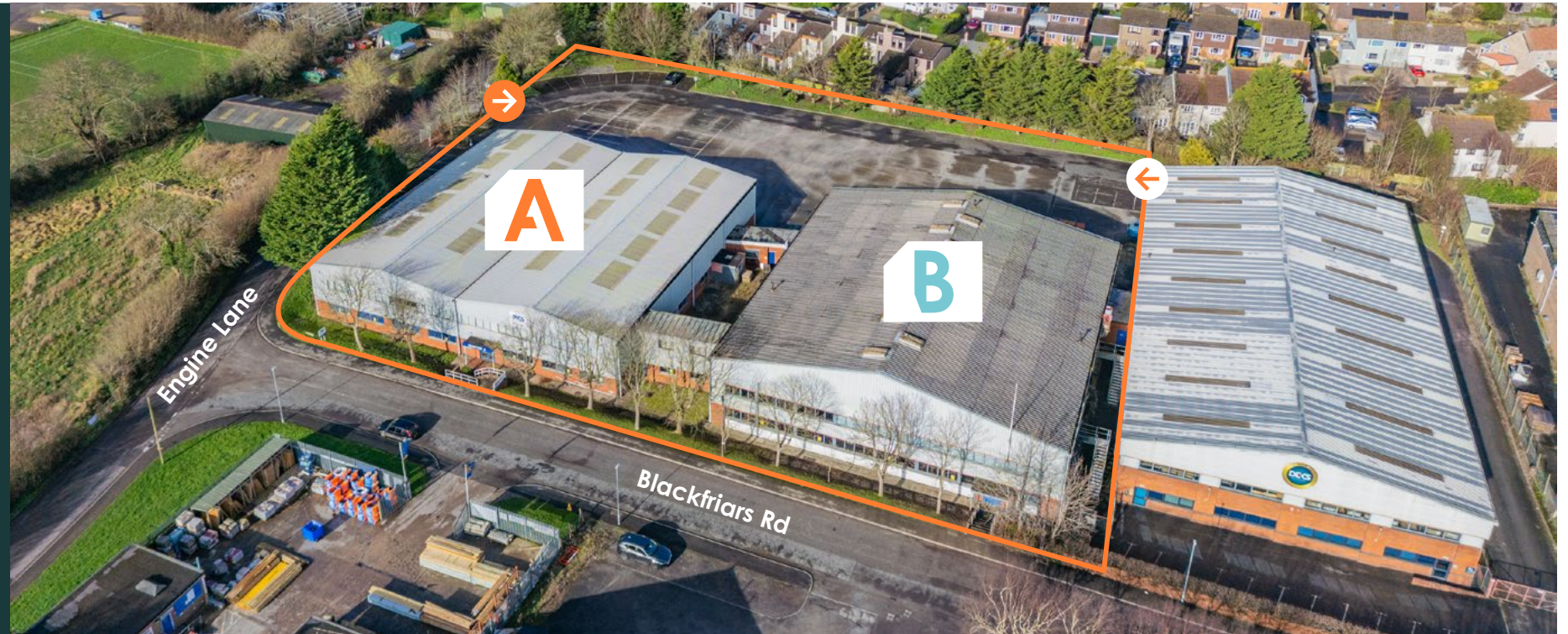
A 16,761 sq ft
1,557.16 sq m

B 15,165 sq ft
1,408.87 sq m

THE PROPERTIES

Units A and B are detached warehouses constructed of steel portal frame under a pitched roof with a concrete floor.

- A light refurbishment of both units is planned.
- Externally the units benefit from a large shared secure yard of concrete standing, incorporating car parking.
- Over the years the properties have been adjoined by interlinking corridors providing the opportunity for the units to be taken combined or separately.



A 16,761 sq ft
1,557.16 sq m

Unit A is of multi-bay portal frame construction under an over clad roof incorporating approximately 10% skylights.

Internally the unit is configured to provide ground floor amenities and a reception area, with first floor offices benefitting from suspended ceiling with recessed lighting and carpeted floors.

Access to the warehouse is provided by 3 roller shutter doors, whilst a pedestrian entrance is located at the rear yard and front elevation fronting Blackfriars Road.

B 15,165 sq ft
1,408.87 sq m

Unit B is a single span portal frame warehouse, with a proposed new insulated clad roof incorporating 10% skylights.

Configured with offices at the front elevation over ground and first floor, incorporating a range of amenities throughout, which are finished with plastered ceilings and LED lighting, carpeted floor and perimeter trunking.

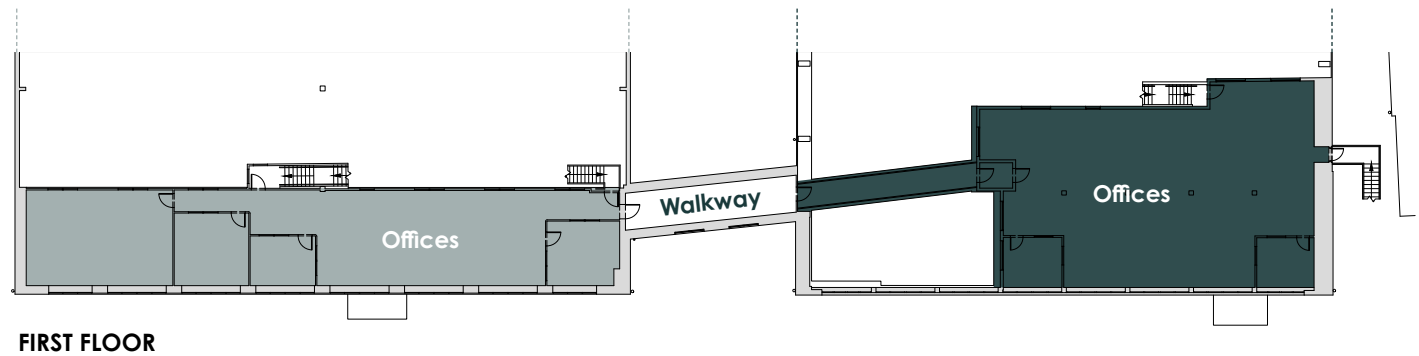
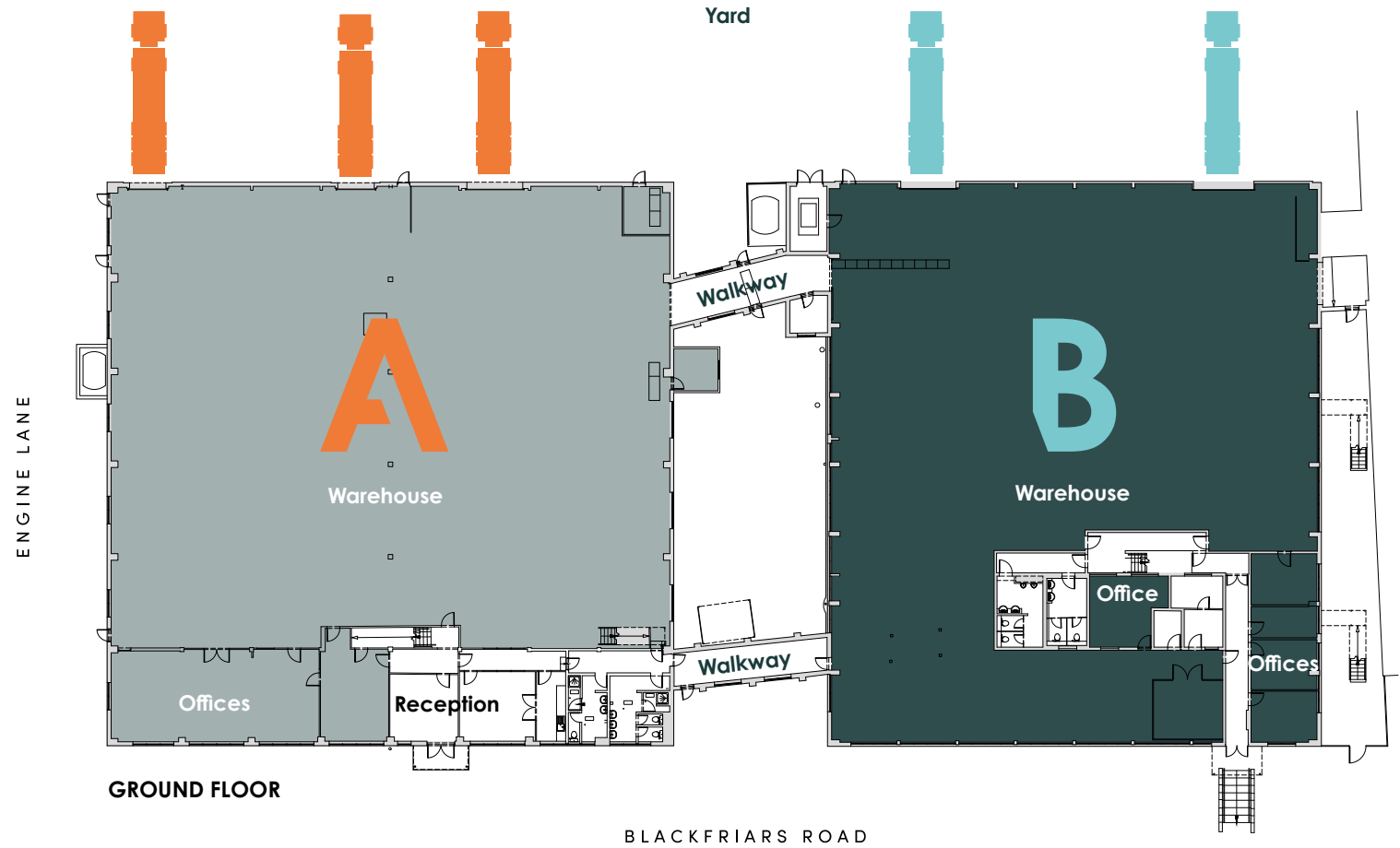
The warehouse benefits from 2 electric roller shutter doors and a gantry crane (not operational).

ACCOMMODATION

Unit A	Sq Ft	Sq M
Warehouse	12,037	1,118.30
Ground Floor Office	2,480	230.42
First Floor Office	2,244	208.44
TOTAL	16,761	1,557.16

Unit B	Sq Ft	Sq M
Warehouse	9,982	927.39
Ground Floor Office	2,700	250.83
First Floor Office (Tenants fit out)	2,483	230.65
TOTAL	15,165	1,408.87

Combined Total	31,926	2,966.03
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FURTHER INFORMATION

Services

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

Energy Performance

A full Energy Performance Certificate (EPC) is available upon request following the refurbishment works.

Planning

The property has previously been used for Class B8 Storage & Distribution and Class B1 (a) Offices purposes, and we anticipate would also be suitable for Class B1 (c) Light Industrial and Class B2 General Industrial subject to any necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority.

Rateable Value

The property is listed in the Valuation List 2017 with two separate listings as Warehouse and Premises, with the following Rateable Values:
Unit A - £87,000.
Unit B - £76,000.

Tenure

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

Rent

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate 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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