

UNIT 4



KINGS
BUSINESS PARK
FEEDER ROAD | BRISTOL | BS2 0TZ

Mid Terrace Modern Warehouse / Industrial Unit
TO LET 5,817 SQ FT (540.5 SQ M)
FULLY REFURBISHED
AVAILABLE NOW

FEEDER ROAD | BRISTOL | BS2 0TZ

KINGS

BUSINESS PARK

Kings Business Park is located at the heart of Bristol's St. Philips industrial area, directly off Feeder Road to the east of Bristol city centre and close to Bristol Temple Meads station.

The area is a well-known industrial location and benefits from excellent access onto the A4320, J3 M32 and the A4 Bath Road which provides easy access to the M4 and city centre.

Kings Business Park is an established, reputable industrial estate with unrivalled access to Bristol city centre one mile away.

Due to its highly visible profile, the property is suitable for industrial, distribution and trade counter occupiers.

SAT NAV: BS2 0TZ

WHAT3WORDS: ///leader.free.urban

EXCELLENT CONNECTIONS



Bristol Temple Meads Station
5 mins | 1 Mile



M4/M5 Interchange
30 mins | 9 Miles



Bristol Airport
20 mins | 9 Miles



Avonmouth & Royal Portbury Docks
30 mins | 11 Miles

UNIT 4

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Unit 4 Kings Business Park is a modern industrial unit of steel portal frame construction and clad with brickwork and steel sheeting.

The unit benefits from the following specification:



Electric roller shutter door



Dedicated loading access



6m internal eaves height



Two storey offices



8 dedicated parking spaces



Good prominence and visibility from Feeder Road

ACCOMMODATION

Warehouse	4,229 sq ft	392.91 sq m
Ground Floor Office	798 sq ft	74.19 sq m
First Floor Office	790 sq ft	73.40 sq m
TOTAL	5,817 sq ft	540.50 sq m

Measured on a GIA basis.



UNIT 4: APRIL 2024



UNIT 4: OFFICE - FEB 2026

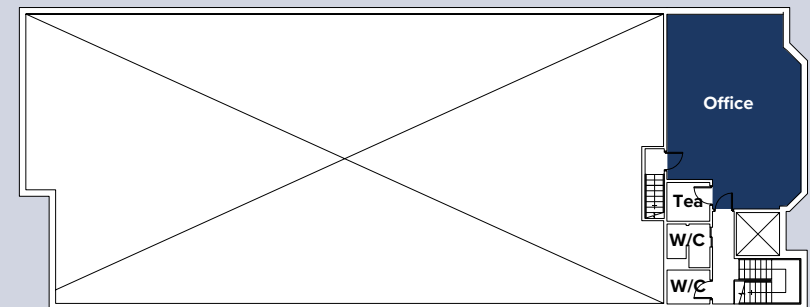


UNIT 4: WAREHOUSE - FEB 2026

FULLY REFURBISHED



Ground Floor



First Floor

FURTHER INFORMATION

TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

PLANNING

We understand that the unit benefits from E(g)(iii) (Industrial Processes) and B8 (Storage and Distribution) subject to the gaining of any necessary planning consent.

SERVICE CHARGE

Occupiers will be required to contribute a service charge for the upkeep of the common areas. Contact the agents for further information.

EPC

The EPC rating is 37 (B).

VAT

All figures are exclusive of VAT if applicable.

RENT

Upon Application.

BUSINESS RATES

The property has a Rateable Value of £52,000.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank / Colliers / Cushman & Wakefield will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

VIEWING & FURTHER INFORMATION

Viewing is strictly by prior appointment through the joint agents.



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