

UNIT 7

EPC  
A



**KINGS**  
BUSINESS PARK  
FEEDER ROAD | BRISTOL | BS2 0TZ

Detached Industrial Unit with a large secure yard  
**TO LET 17,880 SQ FT (1,661.15 SQ M)**  
**FULLY REFURBISHED**  
**AVAILABLE NOW**



# UNIT 7

FEEDER ROAD | BRISTOL | BS2 0TZ

Unit 7 Kings Business Park is a modern detached industrial unit featuring an open-plan warehouse, ground and first floor offices, secure rear yard and allocated on-site parking.

The unit benefits from the following specification:



Secure Yard



2 surface level electric roller doors



6m internal eaves height



Two storey offices



Allocated car parking



EPC A and Photovoltaic Roof Panels

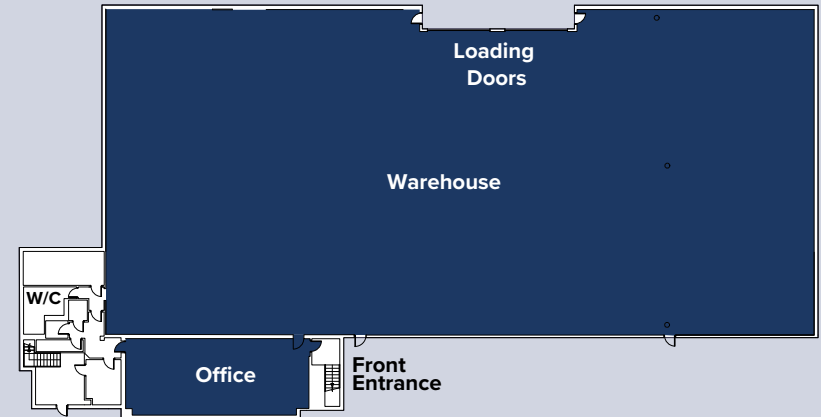
## ACCOMMODATION

Warehouse	13,074 sq ft	1,214.86 sq m
Ground Floor Office	3,055 sq ft	283.85 sq m
First Floor Office	1,751 sq ft	162.65 sq m
<b>TOTAL</b>	<b>17,880 sq ft</b>	<b>1,661.15 sq m</b>

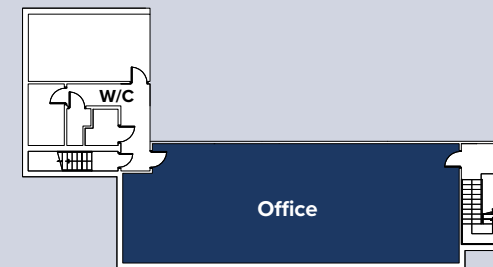
Measured on a GIA basis.



## FULLY REFURBISHED



Ground Floor



First Floor

# FURTHER INFORMATION

## TENURE

The property is available by way of a new 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 9 (A).

## VAT

All costs are subject to VAT where applicable.

## RENT

Upon Application.

## BUSINESS RATES

The property has a Rateable Value of £143,000.

## LEGAL COSTS

Each party to bear their own legal and surveyor costs incurred in the transaction.

## 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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