

TRADE COUNTER LOCATION • MID TERRACE • EXCELLENT CUSTOMER PARKING • TWO STOREY OFFICES



ELDONWALL TRADING ESTATE

WHITBY ROAD, BRISTOL, BS4 3QQ

FULLY REFURBISHED

UNIT 8 TO LET

5,398 SQ FT (501.48 SQ M)

GREAT ACCESS TO: A4320 ST PHILIPS CAUSEWAY • BRISTOL CITY CENTRE • M32 • A4 BATH



March 2019

PRIME TRADE LOCATION BS4 3QQ

Eldonwall Trading Estate is located in the established industrial area of St Philips.

- 2 miles South East of Bristol City Centre.
- 10 miles from the City of Bath.

- Ideal for a business looking for a trade counter presence.
- Strong tenant mix; Eurocell, Specialist Building Products Ltd, Rentokil, Euro Car Parts and Lindab.
- Easy access to the A4, M32 and national motorway network via the A4320 St Philips Causeway.

MODERN MID TERRACE UNIT



Unit 8 is an mid terrace unit with a refurbished roof. The warehouse is fully refurbished and includes the following key features:

-  **NEW LED LIGHTING**
THROUGHOUT
-  **REFURBISHED ROOFS**
WITH 10% ROOF LIGHTS
-  **EAVES HEIGHT**
5.8 METERS
-  **TWO STOREY OFFICES**
WITH AMENITY FACILITIES
-  **LEVEL ACCESS**
LOADING DOORS
-  **OWN DEMISED YARDS**
AND PARKING FOR 10 CARS

ACCOMMODATION - UNIT 8

SQ FT

SQ M

WAREHOUSE

4,392

408.02

GROUND FLOOR OFFICE

503

46.73

FIRST FLOOR OFFICE

503

46.73

TOTAL

5,398

501.48

Measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

 **FULLY REFURBISHED**



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8

RATEABLE VALUE

The property is listed as Warehouse and Premises. The Rateable value is to be reassessed following refurbishment. For rates payable please contact the marketing agent.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Upon application.

PLANNING

We understand the estate benefits from E(g)(iii), B2 and B8 consents. We recommend any interested parties undertake their own investigations.

LEGAL COSTS

Each party is responsible for their own legal costs in this transaction.

VAT

All figures are exclusive of VAT.

ENERGY PERFORMANCE

To be reassessed post refurbishment works.

SERVICE CHARGE

Estate service charge currently £0.31 per sq ft. For further information please contact the agents.

MONEY LAUNDERING REGULATIONS

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

VIEWING

For viewing and further information:



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Upon the instructions of



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