



BNP Paribas Real Estate
Portwall Place
Portwall Lane
Bristol
BS1 6NA

Tel: 0117 984 8400

TO LET

Unit 3, St Philips Central, Albert Road, Bristol, BS2 0XJ

Warehouse Unit with Offices
20,236 sq ft (1,880 sq m) approx.



- City Centre Location
- High Office Content
- 30 Car Parking Spaces and Yard
- Two Full Height Roller Shutter Doors



LOCATION

St. Philips Central benefits from good transport links offering national connections. The estate is approximately 1.5 miles east of Bristol City Centre, 2.5 miles south of the M32 and 6.5 miles south of the M4, with the M5 a further 2.5 miles. Temple Meads train station is within a 15 minute walk and offers transport links to Bristol and the region.

DESCRIPTION

The Property comprises a modern warehouse unit of steel portal frame construction with double skin profile metal sheet roofing and translucent light panels. The elevations comprise brick external and block internal. Internally the warehouse offers ample low bay lighting, minimum eaves of 6m, gas blower units, 8.75m clear height and solid concrete floor. Reception and ancillary offices are to part ground floor via a pedestrian entrance with substantial open plan offices above. The offices offer air conditioning, cat II lighting, raised floors and part perimeter trunking and security grills to windows.

ACCOMODATION

Warehouse	11,830	sq ft	1,099	sq m
Ground Floor Offices	2,390	sq ft	222	sq m
First Floor Offices	6,016	sq ft	559	sq m
Total	20,236	sq ft	1,880	sq m

CAR PARKING

The unit benefits from a yard area and separate car parking of 30 spaces.

RENT

Upon application

VAT

All figures quoted are exclusive of VAT

BUSINESS RATES

We understand the rateable value of the property is £112,000. Interested parties should however make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating of this proeprty is C (60).

VIEWING

Strictly via appointment with the sole agent:

Jeremy Hughes

BNP Paribas Real Estate

0117 984 8413

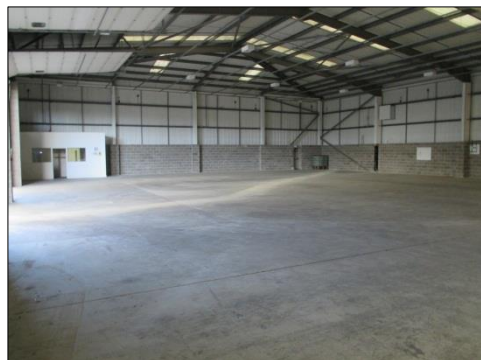
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Energy Performance Certificate

Non-Domestic Building



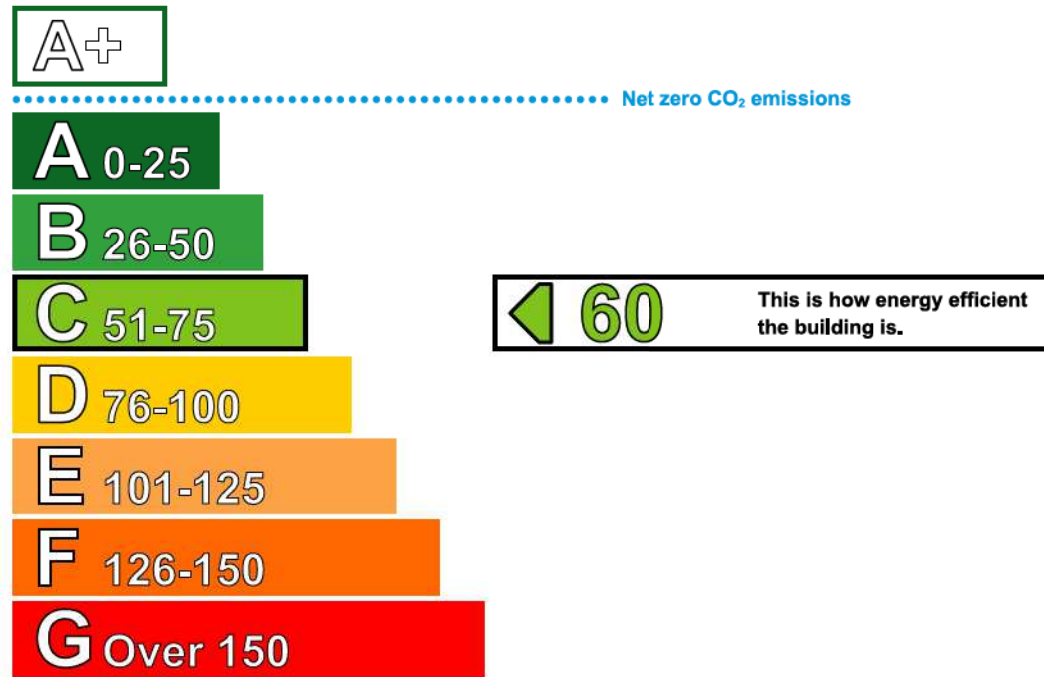
T System
Unit 3 St. Philips Central, Albert Road
St. Philips
BRISTOL
BS2 0XJ

Certificate Reference Number:
0398-0742-7330-4900-5203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 1879
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 91.76

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built
78 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.