



**TO LET**

**Tel: 0117 984 8400**

## **Unit 2 Kenn Court Business Park, Roman Farm Road, Bristol, BS4 1UJ**

**Modern Trade-Counter / Industrial Warehouse Unit  
1,600 sq ft (148.65 sq m)**



- Modern Industrial Unit
- Would Suit Trade Counter Use
- Forecourt and Parking Area
- Popular Location



**LOCATION**

Kenn Court Business Park is located off Hengrove Way (A4174), directly opposite Hengrove Leisure Park. The area is a popular trading location with ample local amenities and good road links including the A38, A37 and A4 Bath Road. Bristol City Centre is 3.5 miles north and provides access to the M32 Motorway which in turn links to the M4 and M5 motorways. Junction 19 of the M5 motorway is 8 miles north west.

**DESCRIPTION**

Unit 2 comprises a mid-terrace industrial warehouse unit of brick and steel frame construction with a concrete floor under an insulated profile roof. There is a single up and over shutter door providing vehicular access into the warehouse and separate pedestrian access into the offices and warehouse. The unit would suit a trade counter use. Internally, the unit is of a good specification with a small office/reception and WC to front.

**SERVICES**

We understand the unit has mains water, gas and drainage. In addition the unit benefits from phase 3 electricity.

**TENURE**

The unit is available by way of a full repairing and insuring lease on terms to be agreed.

**ACCOMMODATION**

Gross Internal Area: 1,600 sq ft (148.65 sq m).

**PARKING**

The unit benefits from 3 parking spaces.

**VAT**

All figures within these terms are exclusive of VAT where applicable.

**RENT**

Rent on application.

**SERVICE CHARGE**

The ingoing tenant will be responsible for the variable estate service charge.

**BUSINESS RATE**

The property is described by the Valuation Office as Warehouse and Premises and has a Rateable Value of £11,250 (2010 Rating List).

**LEGAL FEES**

All parties are responsible for their own legal fees.

**EPC RATING**

C74

**VIEWINGS AND FURTHER INFORMATION**

For an appointment to view or for further information please contact the sole agent:

**Robert Brophy** BNP Paribas Real Estate

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**SUBJECT TO CONTRACT**



**Energy Performance Certificate** HM Government  
Non-Domestic Building

Unit 2, Kenn Court  
South Bristol Business Park  
Roman Farm Road  
BRISTOL  
BS4 1UL

**Certificate Reference Number:**  
0406-0868-4830-5100-5103

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](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

Net zero CO<sub>2</sub> emissions

**74** This is how energy efficient the building is.

Less energy efficient

**Technical information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	149
Building complexity (NOS level):	3

**Benchmarks**

Buildings similar to this one could have ratings as follows:
<b>44</b> If newly built
<b>78</b> If typical of the existing stock