



TO LET

Tel: 0117 984 8400

30-64, Pennywell Road, Bristol, BS5 0TL

Warehouse / Industrial Unit with Mezzanine and Offices

84,917 sq ft (7,889 sq m)



- Immediate access to the M32
- Secure yard at rear
- 4 miles from the M4
- 8 miles from the M5
- 64 parking spaces
- 1 mile east of the city centre



LOCATION

The property is situated in a part industrial and part residential location approximately 1 mile east of Bristol city centre. The Property has a prominent road frontage and is within a ¼ mile of the inner ring road, which provides direct access to the M32 and in turn the M4 and then the M5 motorways.

DESCRIPTION

The property comprises four bays, three of warehouse accommodation and one currently used as offices. The property is of a steel portal frame construction with a concrete floor and brick and block elevations with insulated roof cladding above. Internally there is a mezzanine floor over three of the four bays. The bays have minimum eaves heights of between 3.7 and 3.99 metres. The warehouse benefits from gas fired hot air blowers and two internal goods lifts. Vehicular access is provided by three roller shutter doors to the rear, one full height ground level door and two smaller dock level doors. The property benefits from a secure yard area to the rear.

PARKING

There are 64 private parking spaces.

ACCOMMODATION

The Gross Internal Areas are (in accordance with the RICS Code of Measuring Practice 6th Edition):

	Sq ft	Sq m
Ground Floor	52,479	4,875
First Floor and Mezzanine	32,438	3,014
Total GIA	84,917	7,889

SERVICES

We understand that all mains services are connected to the property including gas, water, drainage and electricity but all interested parties should make their own enquiries.

TENURE

The property is available in whole or part either by way of a new FRI lease or an assignment or sub-letting from an existing lease.

RENT

Upon application.

SERVICE CHARGE

There may be a service charge in respect of maintenance etc of any common parts.

VAT

All figures quoted are exclusive of VAT if applicable.

BUSINESS RATES

Rateable value: £216,000.

EPC

EPC rating: E115.

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

VIEWINGS AND FURTHER INFORMATION

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

Jeremy Hughes BNP Paribas Real Estate

Tel: 0117 984 8413 Mob: 07990 557 403

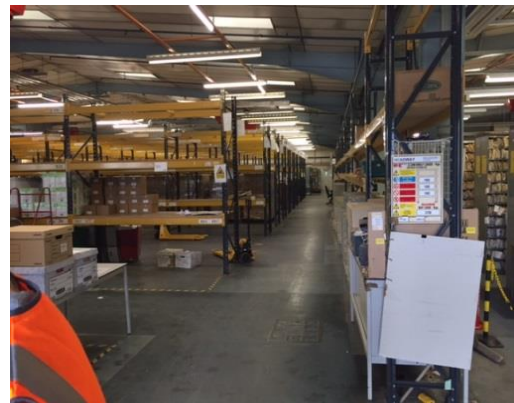
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Robert Brophy BNP Paribas Real Estate

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Email: robert.brophy@bnpparibas.com

SUBJECT TO CONTRACT (September 2016)



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