



**TO LET**

**Tel: 0117 984 8400**

# **Glenfrome House, Eastgate Road, Bristol, BS5 6XX**

**Warehouse with Refurbished Office  
47,245 sq ft (4,389 sq m)**



- Flexible lease terms available
- 80 parking spaces
- Good transport links
- On the instruction of National Grid



#### LOCATION

The property is located just off junction 2 of the M32 Motorway which in turn links with Bristol City Centre some 2 miles south. Junction 19 of the M4 Motorway is 3.5 miles north via the M32 and links with London to the east and South Wales to the west. The M5 Motorway is some 7 miles away and provides transport links north and south.

Locally, the premises are well placed for easy access the Motorway network, Aztec West, Abbey Wood, Cribbs Causeway and Bristol Parkway Train Station.

#### DESCRIPTION

The property comprises a large two bay warehouse of steel portal frame construction with brick and blockwork elevations under a pitched single skin clad roof. There are ground level windows around the perimeter of the warehouse providing ample natural light. The warehouse eaves height is 3.8m.

Internally the warehouse has a concrete floor with a large pedestrian entrance/reception area. There is currently no vehicular access into the warehouse but there is potential to install a roller shutter door on each elevation.

Towards the rear of the building there are newly refurbished two storey offices. Generally these comprise a good specification including suspended ceilings, motion sensor LED lighting, new air-conditioning and heating system and carpeted/vinyl flooring. There is a singular roller shutter door to the rear of the property that services a store room.

#### SERVICES

We understand 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 unit is available on flexible lease terms in whole or part by way of a new FRI lease.

#### PARKING

There are 80 car parking spaces available.

#### VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries

#### QUOTING RENT

The quoting rent is £212,600 per annum (£4.50 per sq ft)

#### SERVICE CHARGE

There will be a minimal service charge to cover the limited common parts.

#### BUSINESS RATES

The rateable value is £228,000 (01 Apr 2010)

#### LEGAL FEES

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

#### EPC

Awaiting EPC assessment.

#### VIEWINGS AND FURTHER INFORMATION

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

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SUBJECT TO CONTRACT

