



TO LET

Tel: 0117 984 8400

Unit 1a, 571 Southmead Road, Filton, Bristol, BS10 5NL

**Warehouse with office including secure yard area
2,430 sq ft (225.75 sq m)**



- Potential for a self-contained secure yard
- Warehouse area with offices to front
- Excellent location close to BAE, Airbus and Rolls-Royce
- Excellent Motorway Access



LOCATION

The property is located off Southmead Road, an arterial road linking Bristol City Centre with North Bristol. Junction 16 of the M5 motorway is three miles north via the A38 and Bristol City Centre is 4 miles south. The premises are well placed for easy access to the Motorway network, Aztec West, Abbey Wood, Bristol Parkway Train Station, the MOD and Cribb's Causeway.

DESCRIPTION

Unit 1a forms part of a single story light industrial warehouse unit built in the late 1970's which comprises 3 units in total. The building comprises of brick and block work walls underneath a mix of pitched and flat roofs which are supported by steel trusses. Internally, Unit 1a comprises a central warehouse area with offices to the front and separate W/C's and kitchen area. The offices benefit from central heating and double glazed windows. The unit has potential to install a vehicular access roller shutter door.

To the side of the unit there is a yard area which can be fenced to create a secure self-contained yard.

SERVICES

All mains services are connected to the property including gas, water, drainage and electricity.

TENURE

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

VAT

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

QUOTING RENT

Quoting rent: £24,000 per annum exclusive.

SERVICE CHARGE

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

BUSINESS RATES

The rateable value is £14,500 (as of 01 May 2013).

LEGAL FEES

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

EPC

EPC rating of E - 121.

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

August 2017





Energy Performance Certificate
Non-Domestic Building



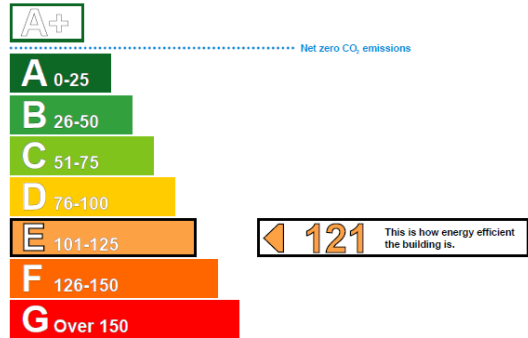
UNIT 1
571, Southmead Road
Westbury-on-Trym
BRISTOL
BS10 5NL

Certificate Reference Number:
0311-0330-8459-6706-2002

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 Natural Ventilation
Total useful floor area (m ²):	167
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	98.45

Benchmarks

Buildings similar to this one could have ratings as follows:

40	If newly built
84	If typical of the existing stock